

BUSINESS **PAPER**

ORDINARY MEETING OF COUNCIL

To be held at 5:00 PM on

Monday 12 August 2024

Council Chambers, Level 10, Council Administration Building, 41 Burelli Street, Wollongong

(Note: In accordance with the Code of Meeting Practice, Councillors will be able to attend and participate in this meeting via audio-visual link)

Order of Business

- 1 Opening Meeting
- 2 Acknowledgement of Traditional Custodians
- 3 Civic Prayer
- 4 Apologies and Applications for Leave of Absence by Councillors
- 5 Confirmation of Minutes of Ordinary Council Meeting
- 6 Confirmation of Minutes of **Extraordinary Ordinary Council** Meetina
- 7 Conflicts of Interest
- 8 Petitions and Presentations
- 9 Confirmation of Minutes of Council Committee Meeting
- 10 Public Access Forum
- 11 Call of the Agenda
- 12 Lord Mayoral Minute
- 13 Urgent Items
- 14 Reports to Council
- 15 Reports of Committees
- 16 Items Laid on the Table
- 17 Notices of Motions(s)/Questions with
- 18 Notice of Rescission Motion
- 19 Confidential Business
- 200 Conclusion of Meeting

Members

Lord Mayor -

Councillor Gordon Bradbery AM (Chair)

Deputy Lord Mayor -

Councillor Tania Brown

Councillor Ann Martin

Councillor Cameron Walters

Councillor Cath Blakey

Councillor David Brown

Councillor Dom Figliomeni Councillor Elisha Aitken

Councillor Janice Kershaw

Councillor John Dorahy

Councillor Linda Campbell

Councillor Mithra Cox

Councillor Richard Martin



Statement of Ethical Obligations

In accordance with clause 3.23 of the Model Code of Meeting Practice, released by the NSW Office of Local Government, Councillors are reminded of their Oath or Affirmation of Office made under section 233A of the Act and their obligations under Council's Code of Conduct to disclose and appropriately manage conflicts of interest

OATH OR AFFIRMATION OF OFFICE

The Oath or Affirmation is taken by each Councillor whereby they swear or declare to undertake the duties of the office of councillor in the best interests of the people of Wollongong and Wollongong City Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act to the best of their ability and judgment.

CONFLICTS OF INTEREST

All Councillors must declare and manage any conflicts of interest they may have in matters being considered at Council meetings in accordance with the Council's Code of Conduct. All declarations of conflicts of interest and how the conflict of interest was managed will be recorded in the minutes of the meeting at which the declaration was made.

Councillors attending a meeting by audio-visual link must declare and manage any conflicts of interest they may have in matters being considered at the meeting in accordance with Council's Code of Conduct. Where a councillor has declared a pecuniary or significant non-pecuniary conflict of interest in a matter being discussed at the meeting, the councillor's audio-visual link to the meeting will be suspended or terminated for the time during which the matter is being considered or discussed by Council, or at any time during which Council is voting on the matter.

Councillors should ensure that they are familiar with Parts 4 and 5 of the Wollongong City Council **Code of Conduct for Councillors** in relation to their obligations to declare and manage conflicts of interests.

Staff should also be mindful of their obligations under the Wollongong City Council **Code of Conduct for Staff** when preparing reports and answering questions during meetings of Council.



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CLOSED SESSION

ITEM C1 CONFIDENTIAL: General Manager's Annual Performance Review

Reason for Confidentiality

This report recommends that this item be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2)(a) of the Local Government Act, 1993, as the report contains personnel matters concerning particular individuals.



MINUTES

ORDINARY MEETING OF COUNCIL

at 6:00 PM

Monday 29 July 2024

Present

Lord Mayor - Councillor Gordon Bradbery AM (in the Chair)

Deputy Lord Mayor - Councillor Tania Brown

Councillor Ann Martin
Councillor Janice Kershaw
Councillor Cameron Walters
Councillor Cath Blakey
Councillor David Brown
Councillor Dom Figliomeni
Councillor Richard Martin

Councillor Elisha Aitken

In Attendance

General Manager

Director Planning + Environment, Future City + Neighbourhoods

Director Corporate Services, Connected + Engaged City

Renee Campbell

Director Community Services, Creative + Innovative City (attended via audio-visual Kerry Hunt

link)

Chief Financial Officer **Brian Jenkins** General Counsel (attended via audio-visual link) Jeff Reilly Manager Customer + Business Integrity (Acting) Michelle Martin Manager Sport + Recreation Mark Berriman Manager Commercial Operations + Property Lani Richardson Manager City Strategy Chris Stewart Manager Infrastructure Strategy + Planning Nathan McBriarty Manager Open Space + Environmental Services Paul Tracey Manager Community Culture + Engagement Sue Savage **David Green** Land Use Planning Manager

Note: In accordance with the Code of Meeting Practice, participants in the meeting can participate via audio-visual link. Those who participated via audio-visual link are indicated in the attendance section of the Minutes.

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CONFLICTS OF INTERESTS

Councillor A Martin declared a non-significant, non-pecuniary interest in Item 1 - Submission - State Assessed Planning Proposal - Cowper Street, Warrawong, due to her employment at the Department of Planning and Environment. As she has no involvement in planning matters related to the Wollongong LGA, Councillor A Martin advised she would remain in the meeting during debate and voting on the item.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 24 JUNE 2024

OUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Walters that the Minutes of the Ordinary Meeting of Council held on Monday, 24 June 2024 (a copy having been circulated to Councillors) be taken as read and confirmed.

PUBLIC ACCESS FORUM

ITEM NO	TITLE	NAME OF SPEAKER
	OLIDATIONIONI OTATE ACCESSED	PHILLIP BALDING
1	SUBMISSION – STATE ASSESSED PLANNING PROPOSAL – COWPER STREET, WARRAWONG	GREATER GONG AND HAVEN, SYDNEY YIMBY
		AGAINST RECOMMENDATION
NON-	5985 ROBOTICS TEAM SUCCESS AT THE	FAITH CLARK & ZANITA PRATT
AGENDA ITEM	2024 FIRST WORLD CHAMPIONSHIPS	PROJECT BUCEPHALUS
NON- AGENDA ITEM	BUILDING CODES – SOLAR REQUIREMENTS FOR NEW BUILDS	KELLIE NASH
NON- AGENDA ITEM	BANNING GAS FOR DOMESTIC USE IN THE COUNCIL AREA	TOM MACLACHLAN
NON- AGENDA ITEM	HEALTH – NO GAS CONNECTIONS TO NEW BUILDS	ANNE CIPANTS KNITTING NANNAS

975 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Walters that all speakers be thanked for their presentation and invited to table their notes.

CALL OF THE AGENDA

976 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that the staff recommendations for Items 2 then 7 to 19 inclusive be adopted as a block.



ITEM 1 - SUBMISSION - STATE ASSESSED PLANNING PROPOSAL - COWPER STREET, WARRAWONG

- 977 COUNCIL'S RESOLUTION RESOLVED on the motion of Councillor T Brown seconded Councillor Campbell that the
 - 1 The General Manager be delegated authority to finalise the draft submission (Attachment 2), on the Cowper Street, Warrawong State Assessed Planning Proposal which indicates that the current proposal is not supported in its current form.
 - 2 That council recognises the subject site has potential to provide significant housing supply to help with council's housing targets and to put downward pressure on the local housing crisis
 - 3 That council commits to working with state agencies and stakeholders to find a successful resolution of outstanding issues.
 - 4 That council re-affirms the city's Housing Policy 2023, noting that Point L13. reads 'Town Centres review the floor space ratio and building height limits to increase the opportunity for shop top housing...'. And at section f. Site specific changes reads; 'Council is currently assessing and processing draft Planning Proposal requests for locations that will provide additional housing...'

In favour Councillors Kershaw, R Martin, D Brown, T Brown, A Martin, Campbell, Cox, Blakey, Aitken, Figliomeni and Bradbery

Against Councillors Walters and Dorahy

ITEM 2 - PUBLIC EXHIBITION - DRAFT NEIGHBOURHOOD PLAN CLEVELAND ROAD EAST PRECINCT, CLEVELAND ROAD, CLEVELAND

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that -

- 1 The draft Neighbourhood Plan for the Cleveland Road East precinct be endorsed to progress to exhibition as an amendment to Wollongong Development Control Plan 2009 Chapter D16 West Dapto Urban Release Area for a minimum of 28 days following receipt of the following additional information from the proponent
 - a Updated flood, earthworks, riparian and environmental requirements.
 - b Minor changes to proposed planning controls.
- 2 That the additional related amendments to Chapter D16 be exhibited with the draft Neighbourhood Plan.

ITEM 3 - POST EXHIBITION - NEIGHBOURHOOD PLAN FOR "IOWNA" PRECINCT, MARSHALL MOUNT ROAD, MARSHALL MOUNT

- 978 COUNCIL'S RESOLUTION RESOLVED UNANIMOUSLY on the motion of Councillor Figliomeni seconded Councillor Campbell that -
 - 1 The Iowna Neighbourhood Plan (Attachment 3) be adopted as an amendment to the Wollongong Development Control Plan Chapter D16 West Dapto Release Area, with the minor amendments and controls discussed in this report (Attachment 4) and deletion of draft Control No 20.
 - 2 A public notice be place on Council's website advising of the adoption.



ITEM 4 - POST EXHIBITION - CREATIVE WOLLONGONG 2024-2033 STRATEGY

979 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor A Martin seconded Councillor R Martin that Council adopt the draft Creative Wollongong 2024-2033 Strategy.

ITEM 5 - POST PUBLIC EXHIBITION AND TRIAL - MOBILE FOOD VENDING COUNCIL POLICY AND MOBILE VENDING TRIAL

- 980 COUNCIL'S RESOLUTION RESOLVED UNANIMOUSLY on the motion of Councillor Kershaw seconded Councillor R Martin that Council -
 - Adopt the draft Mobile Food Vending Council Policy in a response to the public exhibition period.
 - 2 Endorse the roll-out of the mobile food vending programme across identified sites within the Local Government Area.
 - 3 Council focus on increasing the mobile food vending program, by creating places of destination, for example car parks and street closures, and extending the hours later into the evening.
 - 4 Council work with other agencies to enable the regulations and planning requirements to be made simpler and less restrictive for the operation of mobile food vendors.

Variation The variation moved by Councillor Cox (the addition of wording "and extending the hours later into the evening" to Point 3) was accepted by the mover and seconder.

ITEM 6 - POLICY REVIEW - CLOTHING COLLECTION BINS ON COUNCIL LAND POLICY

981 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Blakey seconded Councillor Cox that Council adopt the revised Clothing Collection Bins on Council Land Policy.

ITEM 7 - POLICY REVIEW - MEDIA COUNCIL POLICY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that Council adopt the draft Media Council Policy.

ITEM 8 - AUSTRALIA DAY COMMITTEE AND CITY OF WOLLONGONG AWARDS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

- 1 Endorse the proposal to revoke the Australia Day Committee Charter.
- 2 Endorse the proposal to form a community committee to support the functioning of the City of Wollongong Awards.
- 3 Endorse the inclusion of the current Australia Day Committee members at the next Lord Mayor's Recognition Reception, to thank them for their input and community service.



ITEM 9 - GRANT OF EASEMENT OVER COUNCIL COMMUNITY LAND AT OSBORNE PARK, WOLLONGONG

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that -

- Pursuant to section 46(1)(a1) of the *Local Government Act 1993*, Council resolves to grant an easement to drain water one (1) metre wide over Council land known as Lot 1 DP 62257, Osborne Park, Wollongong in favour of Lot 4 DP 17709, Lot 5 DP 17709 and Lot 1 DP 223450, 3-9 Wilson Street, Wollongong, as shown by the shaded yellow line on the attachment to this report.
- The applicant will be responsible for compensation to Council for the grant of the easement in accordance with the amount assessed by an independent certified valuer.
- The applicant be responsible for all costs relating to the easement including valuation, survey, plan registration and legal costs, and any other costs incurred in this matter.
- 4 Approval be granted to affix the Common Seal of Council and/or delegation pursuant to section 377 of the *Local Government Act 1993* to the survey plan, Section 88B Instrument and any other documentation required to give effect to this resolution.
- 5. The General Manager be authorised to execute any documents to give effect to this resolution.

ITEM 10 - GRANT OF EASEMENT OVER COUNCIL COMMUNITY LAND AT LOT 662 DP 1033088, LOT 227 DP 869153 AND LOT 629 DP 1039548 IN HORSLEY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

- Pursuant to section 46(1)(a1) of the *Local Government Act 1993*, Council resolves to grant easements for underground cables three (3) metres wide over Council land known as Lot 662 DP 1033088, off Robins Creek Drive, Horsley and Lot 629 DP 1039548 and Lot 227 DP 869153, off Ashwood Place, Horsley in favour of Endeavour Energy, as shown by yellow dashed line on the attachments to this report.
- 2 The applicant will be responsible for compensation to Council for the grant of the easements in accordance with the amount assessed by an independent certified valuer.
- 3 The applicant will be responsible for all costs relating to the easement creation including valuation, survey, plan registration and legal costs, and any other incidental costs incurred in this matter.
- 4 Approval be granted to affix the Common Seal of Council and/or delegation pursuant to section 377 of the *Local Government Act 1993* to the survey plan, Section 88B Instrument and any other documentation required to give effect to this resolution.
- 5. The General Manager be authorised to execute any documents to give effect to this resolution.



ITEM 11 - PROPOSED ACQUISITION - PROPOSED LOTS 7 AND 8 - PART LOT 1 DP 730326, 334 CLEVELAND ROAD, HUNTLEY FOR ROAD WIDENING PURPOSES ASSOCIATED WITH CLEVELAND ROAD UPGRADE PROJECT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that -

- 1 Council acquires by negotiation under authority of section 177 of the *Roads Act 1993* Proposed Lots 7 and 8 for road widening purposes, being part of Lot 1 in DP 730326 comprising an area of approximately 1,174m² and 4m², respectively (subject to final survey and Plan of Acquisition). The General Manager be delegated with authority to complete negotiations, including determining the compensation payable in accordance with this report.
- In the event an agreement cannot be reached within a reasonable timeframe (being at least a minimum period of six months from opening negotiations) then Council is authorised to proceed via Compulsory Acquisition to acquire part Lot 1 in DP 730326 (Proposed Lots 7 and 8) by authority contained within Section 177 of the Roads Act 1993 via compulsory process pursuant to the Land Acquisition (Just Terms Compensation) Act 1991 for road widening purposes.
- 3 The necessary applications relating to the compulsory acquisition, including compensation determination be made to the Minister for Local Government and the Governor.
- 4 Upon acquisition being finalised, Council dedicate Proposed Lots 7 and 8 as public road, pursuant to section 10 of the *Roads Act 1993*.
- 5 Council be responsible for all costs including valuation, transfer and legal costs associated with the acquisition, in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.
- The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

ITEM 12 - PROPOSED ACQUISITION - PROPOSED LOT 9 - PART LOT 2 DP 730326, 290 CLEVELAND ROAD, CLEVELAND FOR ROAD WIDENING PURPOSES ASSOCIATED WITH CLEVELAND ROAD UPGRADE PROJECT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

- 1 Council acquires by negotiation under authority of section 177 of the *Roads Act 1993* Proposed Lot 9 for road widening purposes, being part of Lot 2 in DP 730326 comprising an area of approximately 406m² (subject to final survey and Plan of Acquisition). The General Manager be delegated with authority to complete negotiations, including determining the compensation payable in accordance with this report.
- In the event an agreement cannot be reached within a reasonable timeframe (being at least a minimum period of six months from opening negotiations) then Council is authorised to proceed via Compulsory Acquisition to acquire part Lot 2 in DP 730326 (Proposed Lot 9) by authority contained within Section 177 of the *Roads Act 1993* via compulsory process pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991* for road widening purposes.



- 3 The necessary applications relating to the compulsory acquisition, including compensation determination be made to the Minister for Local Government and the Governor.
- 4 Upon acquisition being finalised, Council dedicate Proposed Lot 9 as public road, pursuant to section 10 of the *Roads Act 1993*.
- 5 The necessary applications relating to the compulsory acquisition, including compensation determination be made to the Minister for Local Government and the Governor.
- The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

ITEM 13 - PROPOSED ACQUISITION - PROPOSED LOTS 10, 11 AND 12 - PART LOT 59 DP 1125379 AND PART LOT 1 DP 156208 CLEVELAND ROAD, CLEVELAND FOR ROAD WIDENING PURPOSES ASSOCIATED WITH CLEVELAND ROAD UPGRADE PROJECT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

- Council acquires by negotiation under authority of section 177 of the *Roads Act 1993* Proposed Lots 10, 11 and 12 for road widening purposes, being part of Lot 59 DP 1125379 and Part of Lot 1 in DP 156208 and comprising an area of approximately 8m², 249m² and 37m², respectively (subject to final survey and Plan of Acquisition). The General Manager be delegated with authority to complete negotiations, including determining the compensation payable in accordance with this report.
- In the event an agreement cannot be reached within a reasonable timeframe (being at least a minimum period of six months from opening negotiations) then Council is authorised to proceed via Compulsory Acquisition to acquire Part Lot 59 in DP 1125379 (Proposed Lots 10 and 11) and part Lot 1 in DP 156208 (Proposed Lot 12) by authority contained within Section 177 of the *Roads Act 1993* via compulsory process pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991* for road widening purposes.
- 3 The necessary applications relating to the compulsory acquisition, including compensation determination be made to the Minister for Local Government and the Governor.
- 4 Upon acquisition being finalised, Council dedicate Proposed Lots 10, 11 and 12 as public road, pursuant to section 10 of the *Roads Act 1993*.
- 5 Council be responsible for all costs including valuation, transfer and legal costs associated with the acquisition, in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.
- The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.



ITEM 14 - PROPOSED ACQUISITION - PROPOSED LOT 13 - PART LOT 1 DP 999485 CLEVELAND ROAD, CLEVELAND FOR ROAD WIDENING PURPOSES ASSOCIATED WITH CLEVELAND ROAD UPGRADE PROJECT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that -

- 1 Council acquires by negotiation under authority of section 177 of the *Roads Act 1993* Proposed Lot 13 for road widening purposes, being Part Lot 1 DP 999485 comprising an area of approximately 19m² (subject to final survey and Plan of Acquisition). The General Manager be delegated with authority to complete negotiations, including determining the compensation payable in accordance with this report.
- In the event an agreement cannot be reached within a reasonable timeframe (being at least a minimum period of six months from opening negotiations) then Council is authorised to proceed via Compulsory Acquisition to acquire part Lot 1 DP 999485 (Proposed Lot 13) by authority contained within Section 177 of the *Roads Act 1993* via compulsory process pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991* for road widening purposes.
- 3 The necessary applications relating to the compulsory acquisition, including compensation determination be made to the Minister for Local Government and the Governor.
- 4 Upon acquisition being finalised, Council dedicate Proposed Lot 13 as public road, pursuant to section 10 of the *Roads Act 1993*.
- 5 Council be responsible for all costs including valuation, transfer and legal costs associated with the acquisition, in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.
- The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

ITEM 15 - PROPOSED ACQUISITION - PROPOSED LOT 14 - PART LOT A DP 156446, CLEVELAND ROAD, CLEVELAND FOR ROAD WIDENING PURPOSES ASSOCIATED WITH CLEVELAND ROAD UPGRADE PROJECT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

- 1 Council acquires by negotiation under authority of section 177 of the *Roads Act 1993* Proposed Lot 14 for road widening purposes, being part of Lot A in DP 156446 comprising an area of approximately 8,764m² (subject to final survey and Plan of Acquisition). The General Manager be delegated with authority to complete negotiations, including determining the compensation payable in accordance with this report.
- In the event an agreement cannot be reached within a reasonable timeframe (being at least a minimum period of six months from opening negotiations) then Council is authorised to proceed via Compulsory Acquisition to acquire part Lot A in DP 156446 (Proposed Lot 14) by authority contained within Section 177 of the Roads Act 1993 via compulsory process pursuant to the Land Acquisition (Just Terms Compensation) Act 1991 for road widening purposes.



- 3 The necessary applications relating to the compulsory acquisition, including compensation determination be made to the Minister for Local Government and the Governor.
- 4 Upon acquisition being finalised, Council dedicate Proposed Lot 14 as public road, pursuant to section 10 of the *Roads Act 1993*.
- 5 Council be responsible for all costs including valuation, transfer and legal costs associated with the acquisition, in accordance with the *Land Acquisition (Just Terms Compensation) Act* 1991.
- The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

ITEM 16 - PROPOSED ACQUISITION - PROPOSED LOT 15 - PART LOT 1 DP 194419, 273 CLEVELAND ROAD, CLEVELAND FOR ROAD WIDENING PURPOSES ASSOCIATED WITH CLEVELAND ROAD UPGRADE PROJECT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

- Council acquires by negotiation under authority of section 177 of the *Roads Act 1993* Proposed Lot 15 for road widening purposes, being part of Lot 1 in DP 194419 comprising an area of approximately 5,300m² (subject to final survey and Plan of Acquisition). The General Manager be delegated with authority to complete negotiations, including determining the compensation payable in accordance with this report.
- In the event an agreement cannot be reached within a reasonable timeframe (being at least a minimum period of six months from opening negotiations) then Council is authorised to proceed via Compulsory Acquisition to acquire part Lot 1 in DP 194419 (Proposed Lot 15) by authority contained within Section 177 of the *Roads Act 1993* via compulsory process pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991* for road widening purposes.
- 3 The necessary applications relating to the compulsory acquisition, including compensation determination be made to the Minister for Local Government and the Governor.
- 4 Upon acquisition being finalised, Council dedicate Proposed Lot 15 as public road, pursuant to section 10 of the *Roads Act 1993*.
- 5 Council be responsible for all costs including valuation, transfer and legal costs associated with the acquisition, in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.
- The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.



ITEM 17 - PROPOSED ACQUISITION - PROPOSED LOTS 16 AND 17 - PART LOT 1 DP 741423, AND PART LOT 1 DP 1126171 CLEVELAND ROAD, HUNTLEY FOR ROAD WIDENING PURPOSES ASSOCIATED WITH CLEVELAND ROAD UPGRADE PROJECT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that -

- Council acquires by negotiation under authority of section 177 of the *Roads Act 1993* Proposed Lots 16 and 17 for road widening purposes, being part of Lot 1 in DP 741423 and part Lot 1 DP 1126171 comprising an area of approximately 7,574m² and 291m², respectively (subject to final survey and Plan of Acquisition). The General Manager be delegated with authority to complete negotiations, including determining the compensation payable in accordance with this report.
- In the event an agreement cannot be reached within a reasonable timeframe (being at least a minimum period of six months from opening negotiations) then Council is authorised to proceed via Compulsory Acquisition to acquire Part Lot 1 DP 741423 (Proposed Lot 16) and part Lot 1 DP 1126171 (Proposed Lot 17) by authority contained within Section 177 of the *Roads Act 1993* via compulsory process pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991* for road widening purposes.
- 3 The necessary applications relating to the compulsory acquisition, including compensation determination be made to the Minister for Local Government and the Governor.
- 4 Upon acquisition being finalised, Council dedicate Proposed Lots 16 and 17 as public road, pursuant to section 10 of the *Roads Act 1993*.
- 5 Council be responsible for all costs including valuation, transfer and legal costs associated with the acquisition, in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991*.
- The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution

ITEM 18 - STATEMENT OF INVESTMENT - MAY 2024

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Figliomeni that Council receive the Statement of Investment for May 2024.

ITEM 19 - MAY 2024 FINANCIALS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 976)

- 1 The financials be received and noted.
- 2 Council endorse the proposed changes to the Capital Budget for May 2024.



ITEM 20 - NOTICE OF MOTION - COUNCILLOR JOHN DORAHY - CLEANING UP OUR BUS STOPS

- OUNCIL'S RESOLUTION RESOLVED UNANIMOUSLY on the motion of Councillor Dorahy seconded Councillor Aitken that Wollongong City Council investigate the viability of the installation of garbage bins at bus stops throughout the LGA and provide a Briefing or Information Note, early in new term of Council, detailing the results of this investigation including
 - a the total number of bus stops in the LGA and the potential costs to undertake further investigations to identify those most prone to littering, with the view to potentially rolling out any new initiative via a tiered system.
 - b costs associated with the installation of bins and servicing.
 - c timeframes and methodology for the implementation of potential initiatives identified.
 - options for informative signage at bus stops detailing the importance of keeping our bus stops clean and tidy, and the potential fines associated with not disposing of litter appropriately, and the costs of emptying the bins.
- Variation The variation moved by Councillor Campbell (the addition of "and servicing) was accepted by the mover and seconder.
- Variation The variation moved by Councillor D Brown (rewording of Point 1 "provide a Briefing or Information Note, early in the new term of Council") was accepted by the mover and seconder.

ITEM 21 - NOTICE OF MOTION - COUNCILLOR JOHN DORAHY - MANAGEMENT OF FLOOD IMPACTS ON WOLLONGONG LGA WATERWAYS

- 983 COUNCIL'S RESOLUTION RESOLVED on the motion of Councillor Dorahy seconded Councillor Walters that
 - 1 Council request a combined meeting of all Wollongong floodplain committees early in the new term of Council to receive an update following the April 2024 flood event, with the aim to inform
 - a Options to lessen the impacts of increasing high volume rainfall events.
 - b Local emergency announcements to improve resident and business evacuation processes.
 - c Early community announcements when high rainfall events are anticipated, to provide residents and businesses with the opportunity to shore up the homes or businesses.
 - 2 A Briefing be delivered to the incoming term of Councillors to provide information on
 - a Council's processes around follow up on customer requests relating to flooding events.
 - b What planning is in place to address the issues causing creek and waterway flooding issues such as vegetation growth and debris accumulation.
 - c Detail on potential management options such as gabion walls, concrete waterway lining and available debris control structures
 - 3 Council consider the impacts on our beaches where the debris has been deposited into the oceans via waterways and stormwater infrastructure and how to the improve the clean-up of beaches after these events.

In favour Councillors Kershaw, D Brown, Campbell, Aitken, Walters, Dorahy and FigliomeniAgainst Councillors R Martin, T Brown, A Martin, Cox, Blakey and Bradbery



Variation

The variation moved by Councillor D Brown (the addition of wording "incoming term of Councillors" to Point 2) was accepted by the mover and seconder.

Variation

The variation moved by Councillor Kershaw (the rewording of Point 1 "The aim to inform") was accepted by the mover and seconder.

A PROCEDURAL MOTION was MOVED by Councillor D Brown seconded Councillor Walters that Councillor Dorahy be granted an additional 2 minutes to address the meeting in relation to Item 21.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 21, Councillor D Brown departed and returned to the meeting, the time being from 7:31 pm to 7:32 pm.

ITEM 22 - NOTICE OF MOTION - COUNCILLOR TANIA BROWN - FLAGSTAFF HILL TRAFFIC STUDY

OUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor T Brown seconded Councillor D Brown recognising the need for additional parking, improved traffic flow and safety around the city centre foreshore area, that a Briefing be provided to councillors on fast tracking a precinct traffic study for Flagstaff Hill that takes into consideration –

- a Introducing a one-way traffic movement on the Endeavor Drive loop.
- b Parallel or 45 degree parking.
- c Measures to improve safety for motorists, pedestrians and cyclists in the area.

ITEM 23 - NOTICE OF MOTION - COUNCILLOR MITHRA COX - CLIMATE ADAPTATION PLAN FOR COMMUNITY SPORT

985 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Cox seconded Councillor Blakey that Council develops a climate mitigation plan for community sport including –

- Working with sports associations to negotiate a protocol whereby access to fields and facilities at the change between winter and summer sports is flexible, or otherwise has capacity to extend the season for codes that have been significantly impacted by weather or other unanticipated events. This could include but is not limited to
 - a Freeing up additional football pitches on a temporary basis to enable the season to be extended. There are some locations that could be made playable with the simple addition of line marking and temporary goals, like Roy Johanson Park in Figtree or Nicholson Park in Woonona.
 - b Contacting the Department of Education, Wollongong University or other relevant state agencies to request that some of their sporting fields be made available to extend the winter sport season.
- In the longer term, developing an additional chapter of the Sportsgrounds and Sporting Facilities Strategy that deals specifically with climate adaptations for community sport. This could include, but is not limited to
 - a A longer term plan for drainage, irrigation and shade at sporting grounds.
 - b Considering planning for one or more indoor multi use sporting facilities that could be used for a range of sports in times of ongoing wet weather or extreme heat. This facility would need to be bookable by a range of clubs and teams, and under the control of council, not licenced to a single club to ensure equity of access.



- Considering the need for shade at sporting grounds.
- Working with other government agencies on facilities sharing plans, to enable d community access to school halls, university and TAFE facilities or state government owned facilities like the Wollongong Entertainment Centre.

Variation The variation moved by Councillor Figliomeni (the deletion of "extend into and overlap with the cricket season") was accepted by the mover and seconder.

Variation The variation moved by Councillor D Brown (Point 1 read "negotiate a protocol whereby access to fields and facilities at the change between winter and summer sports is flexible, or otherwise has capacity to extend the season for codes that have been significantly impacted by weather or other unanticipated events. This could include but is not limited to....") was accepted by the mover and seconder.

> A PROCEDURAL MOTION was MOVED by Councillor T Brown seconded Councillor Dorahy that Councillor Cox be granted an additional 30 seconds to address the meeting in relation to Item 23.

ITEM 24 - NOTICE OF MOTION - COUNCILLOR DOM FIGLIOMENI - PALM TREE

MOVED by Councillor Figliomeni seconded Councillor Dorahy that -

- Subject to no legal impediment and Council approving the appropriate funds, Council 1 remove the palm tree from the light pole and the associated art pieces in the mall at the earliest opportunity.
- If appropriate, the palm tree and art be relocated to a suitable location such as the 2 Botanic Garden, or if no suitable location is available, the palm trees be planted inground not as an art piece.
- 3 Council first notify the artist of its intentions.

The MOTION on being PUT to the VOTE was LOST

In favour Councillors Dorahy and Figliomeni

Against Councillors Kershaw, R Martin, D Brown, T Brown, A Martin, Campbell, Cox, Blakey, Aitken, Walters, Bradbery

DEPARTURE OF COUNCILLORS

During debate and prior to voting on Item 24, Councillor Cox departed and returned to the meeting, the time being from 8:47 pm to 8:49 pm.

During debate and prior to voting on Item 24, Councillor T Brown departed and returned to the meeting, the time being from 8:55 pm to 8:57 pm.

DEPARTURE OF CHAIR

During debate and prior to voting on Item 24, Councillor Bradbery departed and returned to the meeting, the time being from 9:03 pm to 9:04 pm. During that period the Deputy Lord Mayor Councillor Tania Brown assumed the chair. The Lord Mayor resumed the chair when he returned to the meeting, the time being 9:04 pm.



ITEM 25 - NOTICE OF MOTION - COUNCILLOR ANN MARTIN - FREE DAPTO POOL ENTRY SUMMER SWIM

OUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor A Martin seconded Councillor Walters that Wollongong City Council prepare an option paper and detail the cost to Council to investigate a voucher system or other options to provide free entry to Dapto and Corrimal pools for children, aged 5-16 initially during the summer school holiday period, while also investigating funding opportunities to subsidise water-based recreation opportunities as part of a Dapto and Corrimal Summer Swim program.

Variation The variation moved by Councillor Walters (the addition of Corrimal pool) was accepted by the mover and seconder.

Variation The variation moved by Councillor Blakey (the addition of "or other options") was accepted by the mover and seconder.

DEPARTURE OF COUNCILLORS

During debate and prior to voting on Item 25, Councillor R Martin departed and returned to the meeting, the time being from 9:34 pm to 9:35 pm.

During debate and prior to voting on Item 25, Councillor Campbell departed and returned to the meeting, the time being from 9:36 pm to 9:38 pm.

THE MEETING CONCLUDED AT 9:50 PM

Confirmed	as a	correct	record	of	proceedings	at	the	Ordinary	Meeting	of	the	Council	of	the	City	of
Wollongon	g held	l on Mon	nday 12	Au	gust 2024.										-	

 Chairperson	



ITEM 1 DRAFT QUARTERLY REVIEW STATEMENT JUNE 2024

The Quarterly Review Statement outlines progress towards the achievement of Council's Strategic Planning documents, in particular, the Delivery Program 2022-2026 and Operational Plan 2023-2024. The Statement addresses the operational performance of Council at the end of the financial year.

Financial information has not been included in the draft June Quarterly Review Statement and is being reported separately in the 'Preliminary and Pre-Audit Financials – 30 June 2024' Council report.

RECOMMENDATION

The draft Quarterly Review Statement June 2024 be adopted.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 Draft Quarterly Review Statement June 2024

BACKGROUND

Council's draft Quarterly Review Statement June 2024 outlines the operational and financial performance of Council's Strategic Planning documents – the Delivery Program 2022-2026 and Operational Plan 2023-2024.

This report also provides an overview of achievements against priority areas and demonstrates the organisation's performance through the inclusion of performance indicators.

Significant events and highlights during the quarter include:

- Council adoption of the Delivery Program 2022-2026 and Operational Plan 2024-2025.
- Significant community events delivered including National Reconciliation Week, ANZAC Day, Botanic Gardens Day, Refugee Week, Youth Week, 2024 World Triathlon Cup and the annual Comic Gong event.
- The second economic insights report was released, revealing 96% of the 10-year jobs target has been achieved within the first five years of Council's Economic Development Strategy 2019-2029.
- Important planning and policy documents were placed on public exhibition seeking community feedback, including the draft Waste and Resource Strategy 2024-2034, draft Wollongong City-Wide Development Contributions Plan 2024 and draft Affordable Housing Policy and Procedures.
- Council received the Welcoming Cities Award for Change in Local Government, recognising our work in multicultural water safety over the past 10 years.
- Continued cleanup, repairs and ongoing advocacy following the 6 April natural disaster.

CONSULTATION AND COMMUNICATION

Executive Management Committee

Senior Leadership Team

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PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 goal 4 "We are a connected and engaged community". It specifically delivers on the following:

Community Strategic Plan	Delivery Program 2022-2026
Strategy	Service
4.1 Provide our community with equitable access to information and opportunities to inform decision-making.	Corporate Strategy

FINANCIAL IMPLICATIONS

Full financial details are included in the 'Preliminary and Pre-Audit Financials – 30 June 2024' Council report.

CONCLUSION

This draft Quarterly Review Statement June 2024 has been prepared following input and assistance from all Divisions. It is submitted for consideration and adoption by Council.





Wollongong City Council

Quarterly Review Delivery Program 2022-2026 and Operational Plan 2023-2024





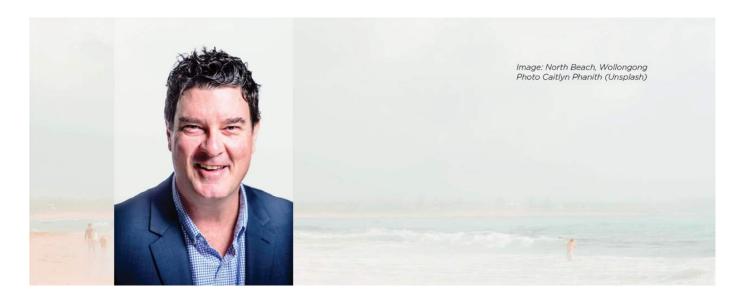




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General Manager's Message

This Quarterly Review Statement (April to June 2024) reports on progress towards achieving the five Councillor Strategic Priorities from the Delivery Program 2022-2026 and Operational Plan 2023-2024.

Actions and updates from the Operational Plan 2023-2024 and Council Services, which form the Delivery Program, are reported by the six Community Goals from the Our Wollongong 2032 Community Strategic Plan. Significant events and highlights from this quarter include:

- Council adoption of the Delivery Program 2022-2026 and Operational Plan 2024-2025.
- Significant community events delivered including National Reconciliation Week, ANZAC Day, Botanic Gardens Day, Refugee Week, Youth Week, 2024 World Triathlon World Cup and the annual Comic Gong event.
- The second economic insights report was released, revealing 96% of the 10-year jobs target has been achieved within the first five years of Council's Economic Development Strategy 2019-2029.
- Important planning and policy documents were placed on public exhibition seeking community feedback, including the draft Waste and Resource Strategy 2024-2034, draft Wollongong City-Wide Development Contributions Plan 2024 and draft Affordable Housing Policy and Procedures.
- Council received the Welcoming Cities Award for Change in Local Government, recognising our work in multicultural water safety over the past 10 years.
- Cleanup, repairs and ongoing advocacy following the 6 April and 4 June natural disasters.

The Delivery Program 2022-2026 and Operational Plan 2023-2024 included significant investment for major projects and maintaining our existing infrastructure to help build communities in our suburbs, while also providing employment opportunities to local contractors, suppliers and businesses.

Priorities in these plans included investment in footpaths, shared paths and dedicated cycleways to make it safer for kids to get to school and easier for people of all ages and skill levels to use active modes of transport. We're continually taking steps to improve our facilities, including additional drainage in our sports fields, creating more amenities and improving accessibility for all in our community.

We are investing in major infrastructure to improve access to the areas around West Dapto, including West Dapto Road and Cleveland Road. We're also ensuring development in these areas are well thought out with footpaths and green spaces to build liveable communities and places.

While Council continues to maintain a strong financial position, we're not immune to current economic pressures, inflation and extreme weather. On 6 April 2024 the Wollongong Local Government Area experienced a severe weather event, inundating many suburbs resulting in significant damage to community assets and many Council buildings and critical infrastructure. Severe weather was again experienced on 4 June 2024. Both these events were declared natural disasters, with the June event being the seventh natural disaster declared for Wollongong since 2019.

Clean-up and repair work resulting from the natural disasters may materially impact Council's financials moving forward. This challenging business environment requires significant ongoing focus and attention, and we are committed to using our community's resources responsibly.

We continue to focus on improving our customer service to best serve our community and are committed to be the best possible local government authority we can be to deliver on our promise of creating an extraordinary Wollongong.

I would like to thank all staff and the community for their contributions to the achievements identified in this Quarterly Review. This Review will inform the Annual Report due in November 2024.

Greg Doyle General Manager





About this Report

The Quarterly Review reports on Council's progress and outcomes against services and actions from the Delivery Program and Operational Plan. It presents Council's financials and budget and provides the community with the original and revised annual budgets with explanations if any significant adjustments have occurred.

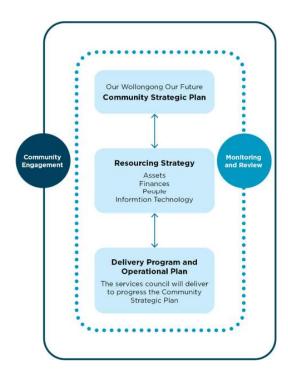
It is important to present regular updates to the community to provide communication on the progress of Council's Plans, including achievements, delays or changes. While Council works to deliver all Services as planned, there can be changes required due to a number of factors that may impact on Council's Services and their delivery. The Quarterly Review Report provides a regular opportunity to provide updates to our community.

This Quarterly Progress Review reports outcomes against Council's Delivery Program and Operational Plan 2023-2024 for the June quarter.

Council's Services form the foundation of the Delivery Program and Operational Plan. Council's Services are presented under their best fit goal. Council's internal Services form an additional group called Support Services to demonstrate that these Services support the delivery of all goals.

Council reviews Services as part of a continuous improvement approach based on community feedback with the aim of creating efficiencies and improving service delivery to the community.

Wollongong City Council regularly tracks and monitors the Delivery Program and Operational Plan and reports to the community on progress through this Quarterly Report, as well as on an annual basis. Council also tracks progress towards the Community Strategic Plan through the State of our City Report. All reports will be available on Council's website.

















Strategic Priorities

Our Councillors have made a commitment to support our organisation and community in making Wollongong a better place to live, work, visit and play. To focus Council's attention to achieve this, Councillors have agreed to five Strategic Priorities. These are outlined in the Delivery Program 2022-2026. A summary of progress made in the June quarter has been outlined below:



Safer Cities: Her Way is a collaborative partnership project between Transport for NSW and Council to improve perceptions of safety for women, girls and gender diverse people when travelling to, through and within public spaces and transport hubs. This quarter, events were held at MacCabe Park and Dapto Square as well as maintenance and infrastructure interventions completed. Lighting installation commenced in Port Kembla.

Funding was provided for Connecting Neighbours Grants and community led National Aboriginal and Islanders Day Observance Committee (NAIDOC) events and activities.

Local high schools and the University of Wollongong were visited to provide information about youth services activities and programs. A range of youth development opportunities were delivered at Bellambi, Bundaleer, Warrawong and Dapto.



Policies and projects to support Council's commitment to sustainability and reducing greenhouse gas emissions continues to be a focus for Council.

Implementation of the Climate Change Adaptation Plan progressed, and Urban Heat Strategy continued. Delivery of the Climate Change Mitigation Plan 2023-2030 continued including the review of sustainable development controls, the release of an Expression of Interest in partnership with the Illawarra Shoalhaven Joint Organisation (ISJO) of Councils to deliver a community renewable program and the production of community engagement videos.

Implementation of the Lake Illawarra Coastal Management Program continued with the delivery of a fauna monitoring study and progress on the entrance options study.

Stage 2 development of the Open Coast Coastal Management Program commenced with the coastal hazard studies and the Aboriginal value study now in progress.

The Sustainable Wollongong e-newsletter was distributed to approximately 2,700 subscribers and the draft Biodiversity Certification package for West Dapto progressed to the NSW Government following public exhibition.



STRATEGIC PRIORITIES CONTINUED



The Wollongong Cycling Strategy 2030 was adopted on 16 November 2020. The development of the four year Infrastructure Delivery Program incorporates the initial implementation of the Strategy.

Council is working to progress a Cycling Network Plan and Program which is delivering on multiple actions of the Wollongong Cycling Strategy 2030. A final draft is anticipated to be finalised by end of 2024. The project will include a 10 year forward plan for the programming of new cycleways and will highlight the key strategic network to lobby and support grant funding applications. Routes that have been identified through our Wollongong Cycling Strategy 2030 Map will be investigated through this study, with standard design details for aspects of cycling infrastructure, supplementary cost estimates for future options assessment and the types of facilities with consideration of the existing road environment.

The development of the Footpath Network Plan will commence once the Cycling Network Plan is completed.

The Footpath Network Plan will identify the key priorities and missing links to complement active transport networks including for Safer Routes to School.

The draft Lake Illawarra shared path Master Plan is scheduled to be finalised in 2024.



This quarter, data released from 2022-2023 found there were 102,802 local jobs in the Wollongong Local Government Area, meaning Council has achieved 96% of the adopted jobs target set out in the Economic Development Strategy 2019-2029. This result reflects an increase of 10,161 jobs (11%) from 2017-2018 to 2022-2023.

Council hosted a tourism accommodation roundtable on 20 May, bringing together key stakeholders in the accommodation space to discuss the opportunities and gaps in accommodation in Wollongong.

Invest Wollongong continued with its digital marketing campaign to generate awareness and education around Wollongong as an ideal location for businesses and drive engagement. Elements of the campaign this quarter include our Google Ad-words campaign; LinkedIn advertising; and display advertising. Invest Wollongong also ran a story in the Australian Financial Review, which explored how Wollongong is rapidly transforming into a hub for green energy and sustainable innovation. Invest Wollongong took over advertising for 24 hours on the Australian Financial Review (AFR) homepage, achieving 445,331 impressions and 236 clicks, creating high exposure and engagement.



During the quarter, Council staff submitted the draft West Dapto Development Contributions Plan 2024 to the Independent Pricing and Regulatory Tribunal (IPART) for review. Council and IPART staff also met, and a site tour undertaken to demonstrate the scale of the West Dapto Urban Release Area.

Council staff continued post exhibition work on the West Dapto Centres Master Plan project with a report on a final Master Plan package made to Council at the 24 June 2024 Council meeting. The Master Plans for Marshall Mount Town Centre and Fowlers village were adopted, and subsequent Local Environmental Plan and Development Control Plan (DCP) amendments progressed.



STRATEGIC PRIORITIES CONTINUED

The Elm Park Neighbourhood Plan was adopted into Wollongong DCP 2009 during the quarter, which is the first Neighbourhood Plan adopted for Stage 5 of the release area paving the way for subdivision development applications.



Significant urban zoning was adopted by Council and made by the NSW Government for 'Cleveland' within Stage 3 of the release area, creating additional zoned urban capacity for approximately 3,000 dwellings.

Council staff have secured \$9M in grant funding from the Commonwealth Government for the Darkes District Sports Facility and \$19.9M from the NSW Government for upgrades to Cleveland Road.



Reporting against the Delivery Program 2022-2026 and Operational Plan 2023-2024

This Quarterly Review reports on progress of activities and actions within Council's 33 Services. Council's Services are presented under their best fit goal. Council's internal Services form an additional group called Support Services to demonstrate that these Services support the delivery of all goals.

We value and protect our environment We have an innovative and sustainable economy We have a connected and engaged community wibrant city wibrant city community with a liveable city wibrant city and engaged community with a liveable city wi

Community Strategic Plan

Resourcing Strategy

Delivery Program and **Operational Plan** delivered through 33 Council Services

City Centre Cultural Aged & Development Aquatic Transport Disability Assessment Management Services Services Services Services Emergency Economic Engagement, Botanic Community Management Development Communications Garden and Events **Programs** & Annexes Environmental Tourist Parks Corporate Community Strategy Facilities Land Use Planning Integrated Leisure Customer Centres Natural Area Service Management Memorial Libraries Gardens & Regulatory Cemeteries Property Compliance Parks & Services Stormwater Sportfields Services Youth Services Public Health Waste & Safety Management

Support Services

Employee Services, Financial Services, Governance & Administration, Infrastructure Strategy & Support, Information Management & Technology





Summary of Progress by Goal Status of Actions for June Quarter

Status		Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6	Support Services	Total %
On-Track Action is progressing as planned	0	87% (26/30)	100% (8/8)	100% (10/10)	92% (24/26)	86.6% (26/30)	83% (5/6)	84.6% (11/13)	89% (110/123 ₎
Complete Action or project achieved as planned	\bigcirc	3% (1/30)	0% (0/8)	0% (0/10)	8% (2/26)	6.7% (2/30)	0% (0/6)	7.7% (1/13)	5% (6/123)
Deferred A decision has been made to reschedule the timing of the project or actions		3% (1/30)	0% (0/8)	0% (0/10)	0% (0/26)	0% (0/30)	0% (0/6)	7.7% (1/13)	2% (2/123)
Not scheduled to commence The action was not due to commence during the reporting quarter	(1)	0% (0/30)	0% (0/8)	0% (0/10)	0% (0/26)	0% (0/30)	0% (0/6)	0% (0/13)	0% (0/123)
Delayed Unforeseen event has changed the timing of a project or action		7% (2/30)	0% (0/8)	0% (0/10)	0% (0/26)	6.7% (2/30)	17% (1/6)	0% (0/13)	4% (5/123)



June Quarter Highlights



Draft Wollongong Waste and Resource Recovery Strategy 2024-2034.



Council crews cleaning up debris at Russell Vale following the severe weather event on 6 April 2024.



Development Assessment

Responsibility Manager Development Assessment and Certification

About this Service

The service undertakes assessment and determination of planning matters to facilitate balanced planning outcomes to serve the current and future community. This includes development applications, construction certificates, complying development, building and subdivision certificates, pre-lodgement advice, managing panels, Fire Safety Statements and upgrades, building compliance inspections, audits on completed buildings, providing expert evidence in Land and Environment Court Appeals, and advice to Council and stakeholders in all aspects of the development assessment process.

Quarterly Progress Update

Council continued to assess a diverse range of development applications during the quarter. Pre-lodgement advice was provided for a variety of stakeholders. Council also continues to provide a service as a Principal Certifying Authority for buildings and subdivisions as an alternative option to the private sector.

Council worked with the Design Review Panel to achieve design excellence through providing advice on nine matters. The Wollongong Local Planning Panel considered and determined 14 matters in the quarter.

Work with the Southern Regional Planning Panel saw the Panel briefed on five applications during the quarter and one determination.

Process improvement continued to be a focus during the quarter with ongoing investment in resolving issues with the Planning Portal integration and the review of publicly available information relating to development application processes.

Following the review of the public facing Development Assessment information, implementation of improvement actions will commence from July 2024.

Operational Plan 2023	Operational Plan 2023-2024 Update						
Actions	Status	Comment					
Carry out the OneCouncil integration project with the New South Wales planning portal	Delayed	The ongoing evolution of the planning portal initiated by the NSW Department of Planning & Environment presents a challenge and the project group needs to continually adapt. Council has highlighted the challenges to the Department and the subsequent prolonging of the project as a consequence. Final testing is underway and a go live date is anticipated for July 2024.					
Review the customer experience around access to information related to Development Assessment as part of the Service Optimisation Program	On-Track	The project is on track. The aim of the evaluation process is to consider accessibility to and understanding of the information Council provides to customers to help them through the development application journey. The last few months have focused on presentation of the analysis and recommendations to provide an enhanced customer experience. Benchmarking was also undertaken. Recommendations were presented to the Audit Risk and Improvement Committee and Councillors in June 2024. Following endorsement of the recommendations, implementation of actions will commence.					
Administer Design Review Panel in relation to key sites or significant development	On-Track	Council continues to work with the Design Review Panel to achieve design excellence in the assessment and determination of Development Applications. The Panel provided advice on nine matters during the quarter.					



Development Assessment Continued

Actions	Status	Comment
Administer the Wollongong Local Planning Panel	On-Track	Council continues to work with the Wollongong Local Planning Panel to finalise the assessment and determination of Development Applications. The Panel determined 14 matters during the quarter.
In conjunction with the Department of Planning, Industry and Environment administer the Southern Regional Planning Panel	On-Track	Council continues to work with the Southern Regional Planning Panel to finalise the assessment and determination of significant Development Applications. The Panel determined one matter and was briefed on a further five applications during the quarter.



Emergency Management

Responsibility Manager Infrastructure Strategy and Planning

About this Service

The service provides support in the planning and preparation for significant emergencies that may impact the safety and security of residents and visitors to the city.

Quarterly Progress Update

The Wollongong Local Government Area experienced a significant storm event on 6 April and 4 June 2024 which caused significant damage to Council infrastructure. Council commenced recovery efforts and is seeking funding from the joint Commonwealth State Government Disaster Recovery Funding Arrangements to fund repairs to damaged infrastructure. As of June 2024, 11 new projects have been introduced into Council's Infrastructure Delivery Program to repair damaged infrastructure.

Council supported a response for three significant storm events during this quarter, most of which required the activation of the Illawarra Emergency Operations Centre.

The Illawarra Local Emergency Management Committee has endorsed the administrative update of the Illawarra Local Emergency Management Plan which was led by Council.

Operational Plan 2023-2024 Update					
Actions	Status	Comment			
Continue to progress design and construction of a new Wollongong State Emergency Services Unit	On-Track	Council has agreed to partner with the NSW State Emergency Service (SES) to deliver minor upgrade works to the Wollongong SES Unit located at Montague Street, North Wollongong. The works will be funded by the NSW SES. The SES will continue to define their service requirements to support the Wollongong Local Government Area.			



Environmental Services

Responsibility Manager City Strategy

About this Service

This service involves Council working with the community in relation to local climate change mitigation, adaptation, monitoring and reporting, coastal and estuary management, biodiversity planning, contaminated lands controls, development assessment for environmental impacts, environmental education, volunteer management and partnerships, waste minimisation and environmental advocacy.

Quarterly Progress Update

International Compost Awareness week in May showcased Soilco Behind the Scenes tours for residents as well as online and two face to face workshops. Major events attended were the Saltwater Festival Bundaleer at Warrawong and the Makers Market event at University of Wollongong. An additional five promotional popup events were conducted and a total of 1,159 rolls of free Food Organics Garden Organics liners were distributed. A joint flyer was designed and printed to promote the Community Recycling Centre and Community Recycling Stations will be inserted in the July rates notice. Additional flyers were developed for ongoing education to explain the domestic waste management charge. Signage is being developed for installation at the new polystyrene recycling site at the Whytes Gully Community Recycling Centre.

One Bushcare forum was held to highlight the new app, *Weedwise* which was developed by the Invasive Species Council. Four community plantings were held during the quarter with two at City Beach, Wollongong, one at Purrah Bay, Kanahooka, during reconciliation week with the Illawarra Local Aboriginal Land Council and one at Montague Street, North Wollongong, with corporate volunteers.

Contracts are being finalised and grant reports submitted for externally funded projects. Post flooding works continued to remove debris in our waterways. The private watercourse project is being finalised with the content going to design for print and being placed on Council's website. Council was involved in the deer faecal pellet count, along with Local Land Services, NSW Department of Primary Industries, contractors and volunteers with 100 sites surveyed to assist with measuring the overall distribution and abundance of deer in the Local Government Area.

Ongoing seed collection continued to support urban greening and restoring natural areas, particularly in the sites of saltmarsh/wetland restoration along Lake Illawarra. The Botanic Garden received new palm seeds for threatened palms to be grown in the living collection, with any excess shared with other institutions. Ex-situ conservation partnerships continued for Zieria baeuerlenii (Bomaderry zieria) and Pomaderris adnate (Sublime Point pomaderris).

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Deliver commitments made under the Global Covenant of Mayors (GCoM) and support Council's climate emergency declaration	On-Track	Policies and projects to support Council's commitment under the GCoM initiative are ongoing with progress including: investigations to understand new GCoM requirements relating to the 'energy access and poverty pillar'; completion of the Regional Energy Strategy and collaboration with the Illawarra Shoalhaven Joint Organisation to progress a community renewable energy program. An Expression of Interest for retailer/supplier participation in the initiative was launched. An investigation to update community emissions data progressed.



Environmental Services Continued

Operational Plan 2023-2024 Update		
Actions	Status Comment	
Prepare the Climate Change Mitigation Plan		In November 2023, Council adopted an updated Climate Change Mitigation Plan 2023-2030.
2022-2026		During the quarter, internal meetings were held for all climate action working groups to deliver implementation actions related to Council's organisational emission reduction target.
	On-Track	Council promoted NSW Government grants to support businesses to install Electric Vehicle charging infrastructure.
		The 'Climate Active Planning Framework' review progressed. The review informed sustainable development controls in the site-specific Development Control Plan chapter for Tallawarra Lands (western side of Lake Illawarra).
		Review and support were provided to develop the draft Integrated Transport Strategy and draft Waste Strategy 2024-2034 to ensure alignment with Council's sustainability strategies.
Implement priority actions from the Climate Change Adaptation Plan 2023-2027	On-Track	Culturally and Linguistically Diverse Community leaders participated in an education activity on heatwave risks as part of the multicultural community workshop, held on 9 April 2024.
2023-2027	Draft Development Control Plan provisions aimed at reducing urban heat impacts and supporting climate change adaptation are being prepared for consideration as part of the Climate Active Planning Framework review.	
Prepare and implement the Wollongong Coastal Management Program	On-Track	Work has commenced on two critical projects that will inform the new Coastal Management Program: identification and vulnerability assessment of Aboriginal cultural values and assets study and coastal hazards studies.



Land Use Planning

Responsibility Manager City Strategy

About this Service

Land Use Planning manages the plans, policies and certificates that help our community understand the role and function of land within Wollongong. The team undertakes detailed studies to make long term plans for how we can live, work and play sustainably, protecting what we value and ensuring development contributes to great places for our community.

Quarterly Progress Update

The Planning Proposal for Cleveland Road Phase 1 was notified on the 15 March 2024 as Wollongong Local Environmental Plan 2009 (Amendment No 55). The Cleveland Road Planning Proposal seeks to rezone a large precinct of land in Stage 3 of the West Dapto Urban Release Area from rural to urban, recreation and conservation zones to facilitate future housing. Phase 1 has the capacity to supply 2,275 dwellings. Phase 2 of the rezoning was endorsed by Council to be finalised on the 6 May 2024. Phase 2 will enable additional lands to be rezoned for urban development. An amendment to the boundary of the Cleveland Road Neighbourhood Plan was exhibited and endorsed to be finalised.

The draft Affordable Housing Policy and Procedures were endorsed for exhibition by Council on the 6 May 2024.

Other significant land use planning documents were progressed or finalised, including the Tallawarra Lands Development Control Plan chapter and Planning Agreement; the draft Wollongong City-Wide Development Contributions Plan 2024 endorsed for exhibition; the Elm Park Neighbourhood Plan was adopted; the draft Plan of Management for Hill 60, Port Kembla was endorsed and referred to the NSW Department of Planning, Housing & Infrastructure (Crown Lands) for permission to exhibit and the Planning Proposal to make minor amendments along road and rail corridors was endorsed to be finalised.

Council continued discussions with the NSW Government on housing policy changes and housing targets, and a submission was made to the NSW Parliamentary Inquiry on beneficial and productive post-mining land use.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Partner with the Greater Cities Commission with the development of the Region and Cities Plan	Complete	The Greater Cities Commission was disbanded in January 2024. Council continues to seek out opportunities to collaborate with the NSW Department of Planning, Housing and Infrastructure on the development of strategic plans for the region. The timeline for progression of this work is unclear at this stage.
Review the Local Strategic Planning Statement	On-Track	A review of the adopted Local Strategic Planning Statement is underway. The implications of NSW and local planning policy amendments will be considered by the new Council in 2025 following the September 2024 Local Government elections.
Continue the review of West Dapto Land Release Area by developing a Local Infrastructure Plan	On-Track	On 15 April 2024, Council staff submitted an application to the NSW Independent Pricing and Regulatory Tribunal (IPART) to review the draft West Dapto Development Contributions Plan 2024. The IPART review is expected to continue into the 2024-2025 financial year with completion anticipated later in the 2024 calendar year. The revised Contribution Plan will inform preparation of the West Dapto Development and Infrastructure Delivery Strategy.



Land Use Planning Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
In collaboration with key agencies, facilitate the West Dapto Review Committee to deliver the West Dapto Urban Release Area	On-Track	The West Dapto Review Committee is a component of Council's governance arrangements for delivery of the West Dapto Urban Release Area. The Committee is Chaired by the Lord Mayor and includes Ward 3 Councillors. The NSW Department of Planning, Housing and Infrastructure has an ongoing invitation to attend committee meetings. The Lord Mayor and Ward 3 Councillors met during the quarter in early June 2024. Matters relating to West Dapto Urban Release Area are discussed as required.
Progress the City Centre Planning Strategy	Deferred	Work on preparing the Phase 1 implementation package of revised planning controls for Wollongong City Centre is ongoing and scheduled to be reported to early in the new term of Council.
Develop and install the Sandon Point Aboriginal Place Interpretive Strategy and Indigenous Art Project	On-Track	The Sandon Point Interpretation Strategy has been completed and four interpretive signs have been erected. Delivery of the public art project will require further consultation with stakeholders associated with the Sandon Point Aboriginal Place before proceeding.
Finalise the development of the Housing Strategy and commence implementation on initial priorities	On-Track	Council endorsed the draft Affordable Housing Policy and Procedures to be placed on public exhibition for community and stakeholder input.



Natural Area Management

Responsibility Manager Open Space and Environmental Services

About this Service

Manage Council's natural areas restoration works program, carry out weed and pest management, and coordinate volunteer programs in natural areas. Management of natural areas under Council care and control. Activities undertaken as part of this service include restoration of natural areas, weed management, pest management, as well as the conservation of endangered ecological communities and threatened species. These activities are funded through a combination of Council's own operating funds, external grants, partnerships with other organisations and the support of community volunteers.

Quarterly Progress Update

One Bushcare forum was held to highlight the new app *Weedwise*, developed by the Invasive Species Council. Four community plantings were held during the quarter with two at City Beach, one at Purrah Bay, Kanahooka during reconciliation week with the Illawarra Local Aboriginal Land Council and one at Montague Street, North Wollongong with corporate volunteers.

Contracts are being finalised and grant reports submitted for externally funded projects. Post flooding works continued to reduce debris in our waterways and the private watercourse project is being finalised.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Implement annual bushfire hazard reduction works		Funding applications to the value of \$80,000 of funding applications were submitted to the NSW Rural Fire Service for 2024-2025 and all works were completed for 2023-2024.
program for Asset Protection Zones on Council managed lands On-Trac	On-Track	Council staff attended the June Bushfire Management Committee meeting. The Hooka Creek Access Trail was incorporated into the Illawarra Fire Access and Fire Trail Plan. Neighbourhood Safer Place signs were installed at Judy Masters Oval, Balgownie in May 2024.
	And all the	The Illawarra Shoalhaven Joint Organisation Bushfire network met, with presentations from Wingecarribee Shire Council to learn about their cultural burning program. Fire trail inspections completed following recent wet weather has determined that works are required over the Mount Brown Fire Trail network.



Regulatory Compliance

Responsibility Manager Regulation and Enforcement

About this Service

This service involves environment and development compliance, animal control and parking in accordance with statutory requirements and Council Policy. Providing education programs and information to raise community awareness also forms part of this service.

Quarterly Progress Update

Council continued to respond to requests received with various programs being implemented including the management of companion animals and development and environment compliance programs. Staff responded to high volumes of customer service requests and delivered proactive compliance services regarding the above programs during the quarter.

Council Officers responded to numerous companion animal management requests, including 114 dog attack incidents and 217 nuisance barking dog requests that required further investigation. Council staff responded to 244 stray roaming dogs and cats and 14 roaming livestock requests where the roaming animal was either returned home safely or impounded. Staff attended 14 after-hours call outs during the quarter.

Council staff responded to over 530 customer requests during the quarter regarding building, development and environmental compliance matters and completed investigations of requests under the Environmental Planning and Assessment Act 1979, progressing compliance action as required.

The companion animal impounding service transitioned to Council's management during the quarter. The services of three regional kennel providers and a local vet service were secured to provide capacity and capability for the service. These arrangements have been in place since the start of May 2024 and are working well. Council staff have implemented a rehoming and adoption service for impounded companion animals and are trialling a foster care network. Since the service commenced, 99 animals have been adopted. Communication to inform the public of the new service has been a focus for the organisation and a dedicated webpage and social media platform are in place to support the service.

Actions	Status	Comment
Carry out a proactive surveillance and inspection program of known dumping hotspots and implement education and awareness raising programs aimed at reducing illegally dumped waste	On-Track	Two-hundred and ninety-one (291) investigations of illegal dumping incidents were completed during the quarter. No verbal or writter clean up notices or cautions were issued in this period.



Regulatory Compliance Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Maintain a proactive compliance program for companion animals in public places, including beaches, foreshore areas and parks.	On-Track	Council conducted 77 patrols of beach and foreshore locations and monitored dog and owner behaviour during these patrols. Thirty penalty notices were issued, nine written and 48 verbal warnings were issued. Council staff undertook 100 educational discussions. Patrols of beach and foreshore locations, penalty notices and written warnings are less compared to the 253 completed in the March 2024 quarter, due in part to the severe weather experienced this quarter.
Undertake a trial to target compliance of subdivision and residential building sites for sediment and erosion control, hours of operation, waste management (including storage and management of building materials) and dust control	On-Track	Officers continued to implement building sites compliance. The focus of the program remained on compliance and education regarding erosion and sediment control, dust management and the management of construction waste. One-hundred and fifty (150) proactive inspections of building sites were completed. Eighteen fines, eight warnings and six notices were issued. On 28 occasions, matters were referred to Private Certifiers for follow-up and action. In preparation for the 6 April storm event, proactive patrols were completed at known risk areas to check site preparedness and have educational conversations. Follow-up inspections of post-event
		conditions were positive in terms of readiness and cleanup responses which minimised impact on Lake Illawarra and other waterways. During the quarter, the Building Sites Compliance Officer position has been operating as a trial, was extended for a further three years. This is a great outcome for the community and environment, with the program expected to continue delivering positive environmental outcomes.
Develop and implement an education and awareness raising program regarding	On-Track	Council staff actioned Compliance Certificate applications during the quarter, conducted swimming pool barrier inspections and responded to customer service requests.
swimming pool barriers	(V)	Education initiatives also continued to promote swimming pool barrier safety and compliance with the Swimming Pool Safety Act 1992.



Stormwater Services

Responsibility Manager Infrastructure Strategy and Planning

About this Service

This service strategically plans for a coordinated approach to floodplain risk management and stormwater management including protection of waterways, beaches, lakes, lagoons and creeks. This service manages and maintains 835 kilometres of drainage and associated infrastructure assets across the city that aim to be safe, efficient, effective and sustainable.

Quarterly Progress Update

On 6 April 2024, our region experienced a major storm event, severely affecting many areas of the Local Government Area. Stormwater Services have focused on collecting information, investigating issues resulting from the event, undertaking site visits, attending meetings and forums with the community and investigating customer requests. As a result, a significant number of Customer Requests have been received (333). The team has worked intensively attending to as many as possible, finalising 181 requests to date.

Three stormwater capital project designs were completed for future construction.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Develop and implement the Floodplain Risk Management Plans	Floodplain Risk	On 3 April 2024, the Central Floodplain Management Committee met and resolved to endorse the Allans Creek and Fairy and Cabbage Tree Creek Flood Risk Management Studies and Plans for adoption by Council. The Committee also endorsed the draft Wollongong City Flood Risk Management Study and Plan for public exhibition.
		On 18 April 2024, a presentation for the community of Swan Street, Wollongong was organised at Council's Administration Building. The community was informed about the specific issues and challenges this area presents to mitigate flooding. Due to the information provided and issues raised by this community, the scope of the Flood Risk Management Study and Plan has been expanded to include investigation of this information. Outcomes of the revised Swan Street scope will be included with the draft Wollongong City Flood Risk Management Study and Plan public exhibition which has been placed on hold until this work is completed.
Develop an awareness campaign to educate the community on landowner's obligations for managing creeks and waterways on private land	On-Track	Guidelines and a Frequently Asked Questions document for the management of waterways on private property have been drafted for wider communication to the community. This information will inform residents on how to better manage vegetation when they own a portion of a creek and will include practical workshops led by Council staff and/or contractors. The project is in its final stages of development and is expected to available on Council's webpage in the near future.



Stormwater Services Continued

Operational Plan 2023-2024 Update Actions Status Comment		
Actions	Status	Comment
Plan and deliver stormwater maintenance, renewal and upgrade works	Delayed	Council completed 14 stormwater asset renewal projects across the 2023-2024 financial year, in addition to the construction of new water quality and flood mitigation infrastructure. This included debris control structures at Russell Vale Golf Course, Gordon Hutton Park, Bulli and Brompton Road, Bellambi, as well as flood mitigation works adjacent to Holy Spirit College, Bellambi. Engineering designs for future projects also progressed across the period, although some disruption was experienced due to impacts of the 6 April severe weather event, which was subsequently declared a natural disaster.
		Delivery of stormwater maintenance across the final quarter 2023-2024 was delayed due to the impacts of the 6 April event. Approximately 70% of work issued had been completed before works were impacted.
Deliver rolling program of flood and stormwater infrastructure condition and safety inspections	d and stormwater ructure condition	The Closed Circuit Television (CCTV) inspection program saw 1,243 pipes, totalling 23.4 kilometres inspected and condition rated throughout the 2023-2024 financial year, In addition, 1,197 pits and 123 headwalls were inspected and condition rated.
		Monthly surveillance inspections for Council's declared dams were completed, in accordance with obligations under the Dam Safety Act 2015.
Implement priority actions of the certified Coastal Management Program for Lake	On-Track	Council has been awarded funding under the NSW Coasts and Estuaries Program to continue water quality and catchment health monitoring, revegetation and bank stabilisation of foreshores and improved stormwater management measure in the Lake catchment.
Illawarra		Projects completed this quarter include delivery of a fauna monitoring study, catchment health report, updates to the Lake Illawarra website, educational resources for builders and developers and a signage master plan for the Lake shared pathway initiative.
	(Collaboration with NSW Government partners, community groups and the University of Wollongong has enabled significant progress in several strategy areas including litter management, community engagement, vegetation and wildlife mapping and riparian habitat enhancement. Community engagement events were held including a film making workshop and a community session at Windang to discuss lake related issues. The inform stage of the lake entrance option study has also started. A program for the delivery of projects, activities and events for the upcoming year is being finalised.
Enhance the management of Council owned water and wastewater assets	On-Track	Managed water systems continue to be monitored via telemetry with early warning alerts mitigating potential events.



Waste Management

Responsibility Manager Open Space and Environmental Services

About this Service

Deliver high quality, value for money, customer focused municipal waste services to the Wollongong community in the form of waste facilities and collection services.

The service includes community education programs, waste collection and recycling, operation of the Wollongong Waste and Resource Recovery Park, public domain waste collection and facilities cleaning.

Quarterly Progress Update

Waste operations were significantly impacted by the storm event experienced across the Local Government Area on the 6 April 2024. These impacts included increased quantities of waste material entering the Whytes Gully facility and changes to the disposal charges following the declaration of a natural disaster.

Stormwater infrastructure within the Whytes Gully facility was also impacted by extreme weather and repairs within the facility are in progress. Construction of the next landfill cell continues to progress with some impact from the rain events.

The Draft Waste and Resource Recovery Strategy 2024–2034 was prepared and endorsed by Council to be placed on public exhibition.

The Domestic waste collection contract has been extended to allow for changes to local government tendering regulations and lead time for waste collection vehicles.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Educate and continue to deliver waste diversion programs aligned with problematic waste streams	On-Track	Waste education programs continue to be actively delivered, targeting waste diversion and problematic waste streams. Activities during the quarter included promoting chemical waste drop-offs, consultation on the Waste Strategy and Food Organics Garden Organics tours.
	0	Five promotional FOGO/Compost popup events were conducted and a total of 1,159 rolls of free Food Organics Garden Organics liners were distributed.
		A joint flyer was developed to promote the Community Recycling Centre and Community Recycling Stations will be inserted into the July rates notice.
Continue to develop and implement the landfill gas management system at Whytes Gully	On-Track	The expansion of the landfill gas network earlier in the financial year has resulted in an increase in the quarterly and annual landfill gas capture volumes, with approximately 20,000 tonnes of carbon dioxide equivalent captured.



Measuring Success

Measure	Target/Desired Trend	Comparative Data Where Available – June 2023	Result – June 2024
Development Assessment			
Outstanding DAs < 90 days	200	155	163
Outstanding DAs >90 days	50	122	115
Median net determination days	50	39	39.5
Environmental Services			
Tonnes of waste collected from clean up activities*	Decrease	34.53	19.8
Participation Rate in Education Programs*	Increase	8,700	9,577
Net zero emissions from Council operations by 2030 (tonnes of carbon dioxide equivalent)	Decrease	129.6K TCO ₂ e	105K T CO ₂ e
Natural Area Management			
Participation Rate in Environmental Programs*	Increase	66,468	66,399
Number of volunteers worked at Bushcare, Dunecare and FIReady sites*	Increase	215	217
Waste Services			
Waste diverted from landfill %	Decrease	53%	49% ^
Waste Education Workshops and Events – Participants*	Increase	19,616	18,845
Waste Education Workshops and Events – number*	Increase	125	150
Waste Removed from Our Creek and Waterway Stormwater Quality Improvement Devices and Trash Racks*	Decrease	146	157
Recycling Contamination In Public Waste Bins	Decrease	64%	31%

^{*}Figures (including comparatives) have been prepared on an accumulative, annual basis.

Performance measures from the Delivery Program are reported in the Quarterly Review where data is available on a quarterly or annual basis. Performance measures that are tracked every two years will be reported in the State of our City Report.

[^] Result impacted by the volume of flood damaged waste and sediment received from 6 April



June Quarter Highlights



Luke Willian, winner of the 2024 World Triathlon Cup, of the Elite Men category, April 2024.



City Skate 2024 held in Crown Street Mall, Wollongong, April 2024.



City Centre Management

Responsibility Manager Community Culture and Engagement

About this Service

From Wollongong Station to the foreshore, City Centre Management supports the revitalisation of the City Centre through the coordination and delivery of a range of strategies in collaboration with various stakeholders. The service also ensures the smooth operation of the City Centre, particularly Crown Street Mall which is funded by the Special Mall Levy.

Quarterly Progress Update

City Centre Management continued to support both operational services: cleaning, security, waste management, graffiti mitigation and market operations; alongside business liaison and support and the delivery of an integrated marketing campaign and suite of events and activations.

Operational Plan 2023 - 2024 Update			
Actions	Status	Comment	
Deliver increased City Centre marketing and activation initiatives to support local and regional economic recovery in response to COVID-19	On-Track A key project during this quarter is the commencement partnership between Council and the Live Music Office to del Live and Local Initiative. Connecting representatives from NSW and the Office of the 24-Hour Economy Commissioner initiative delivers both a micro-festival and a strategy review support the growth of the local live music industry. Council cont to meet with precinct-based food and beverage working groups.		
Implement a range of activation initiatives across the City Centre Precincts	On-Track	Council delivered City Skate 2024 in partnership with Haben which featured outdoor live entertainment, skating activities, workshops and giveaways. The Comic Gong event was hosted in Wollongong CBD with live performances. Live@Lunch music concerts have continued on the Crown Street Mall stage, showcasing diverse local artists. The Lower Crown Street Mall Placemaking Project to improve both pedestrian amenity and wayfinding of the area commenced.	
Deliver an integrated marketing campaign that reflects the 'city experience'	On-Track	Wollongong CBD's marketing strategy continues to focus on leveraging and engaging with Wollongong CBD's social media following to promote both the CBD experience and businesses. An integrated marketing campaign was developed to promote the CitySkate 2024 activation in Crown Street Mall in partnership with Haben. This campaign featured a mix of social media content and information on wollongongcbd.com.au website, radio partner, media coverage, signage in Wollongong Central and Crown Street Mall. This was supported by a paid Google Ads campaign as well as paid advertising on Facebook and Instagram. Highlights from the digital campaign include the Google ads campaign, which gained more than 4,500 page views and the social media campaign, achieving a total reach of over 39,000 accounts. The activation was well attended with almost all workshops/activities fully booked out in advance. Our partners Haben reported positive results from Wollongong Central's perspective.	



City Centre Management Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Develop and implement City Centre Wayfinding	On-Track	Scoping for the Creative Wayfinding project in Ethel Hayton walkway has progressed. Ambient lighting elements will be included to contribute to the vibrancy of this site at night. The final design is due to be delivered in 2024-2025.



Economic Development

Responsibility Director Planning and Environment

About this Service

This service promotes sustainable economic development across the Wollongong Local Government Area working with business and industry to attract business, support educational and employment opportunities, to retain young people, local talent and create employment pathways for the unemployed. The service contributes to a number of economic development programs and initiatives in partnership with business, government, the University of Wollongong and a range of business and industry stakeholders.

Quarterly Progress Update

This quarter saw 32 business/investor enquires ranging from business support and information to facilitating larger projects through *Invest Wollongong*.

The second Economic Insights Report was released in June, highlighting a range of economic data for the Wollongong Local Government Area (LGA).

Ninety-six percent of the 10-year jobs target has been achieved within the first five years of Council's Economic Development Strategy 2019-2029. The sectors with the largest job gains were health care and social assistance, construction, public administration and professional services.

Over the 12 months to May 2024, total spending across the LGA (adjusted) has fallen by 2.1 per cent. Within the CBD, overall spending fell 4.6 per cent and total spend on dining and entertainment increased by 3.3 per cent. Spending on dining and entertainment in the CBD increased during work hours, and declined during non-work hours, indicating people returning to the office over the past 12 months has helped off-set the overall reduction in spend due to cost-of-living pressures.

The monthly Economic Development Business Newsletter was sent to over 30,000 businesses across the LGA. A range of other correspondence was also sent out to businesses on relevant topics, including flooding resources and energy efficiency grants.

Council continued its collaboration with the Service NSW Business Bureau's - Business Connect program to deliver business 'health checks'.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Deliver the Economic Development Strategy 2019-2029 On-Track	Data released from 2022-2023 found there were 102,802 local jobs in the Wollongong Local Government Area. This represents 96% of the adopted jobs target set out in the Economic Development Strategy 2019-2029 and shows an increase of 10,161 jobs (11%) from 2017-2018 to 2022-2023.	
	②	The RLB Crane index shows 12 cranes across Wollongong and Shellharbour which is indicative of strong investment in construction. Council hosted a tourism accommodation roundtable on 20 May, bringing together key stakeholders in the accommodation space to discuss the opportunities and gaps in accommodation in Wollongong. Council released the second Economic Insights Report.



Economic Development Continued

Operational Plan 2023-2024 Update			
Actions	Status	Comment	
In partnership with NSW Government and the University of Wollongong, deliver the Invest Wollongong program	On-Track	Invest Wollongong continued its digital marketing campaign which included the second feature article in the Australian Financial Review. This article explored how Wollongong is rapidly transforming into a hub for green energy and sustainable innovation and featured innovative Wollongong companies Green Gravity and Hystata, attracting over 25,000 page views.	
		Invest Wollongong took over advertising for 24 hours on the Australian Financial Review homepage, achieving 445,331 impressions and 236 clicks through to the website, creating a high exposure and engagement opportunity.	
Report against the five pillars of the Destination	On-Track	Wollongong successfully hosted the first event of the three-year event deal World Triathlon during April.	
Wollongong Funding Agreement 2021-2026 including: Marketing, Major Events, Business Visitor Economy,		Wollongong and the Grand Pacific Drive were represented at Tourism Australia's, Australian Tourism Exchange. Destination Wollongong also hosted a number of international familiarisations with a focus on Singapore and cycling tourism.	
Tourism Infrastructure and Product		As a result, a cycling tour group from Singapore has been booked for November this year with another already planned for May next year.	
Development and Cycling	()	Destination Wollongong presented all things Business Events to 200 Event Buyers at the inaugural Business Events NSW Regional NSW showcase during May.	
		Destination Wollongong is leading a co-operative Grand Pacific Drive marketing campaign co-funded with Shoalhaven Tourism, Destination Shellharbour and Destination Southern Highlands. This month-long campaign promotes self-drive to the regions highlighting bookable tourism products and local attractions aimed to reach a high-intent target audience and drive incremental travellers to the South Coast during Winter.	



Tourist Parks

Responsibility Manager Commercial Operations and Property

About this Service

Wollongong City Tourist Parks provide beachside accommodation for visitors to the Wollongong Local Government Area at Bulli, Corrimal and Windang. The three Tourist Parks compete in a commercial environment and operate accordingly to ensure they remain commercially viable and provide an acceptable return to Council.

Quarterly Progress Update

Service delivery improvements have been implemented, including electronic sign in for guests on arrival and the Microsoft teams phone system which allows calls to be answered at any park, providing greater customer service.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Commercially manage Council's three tourist parks at Bulli, Corrimal and Windang to optimise service delivery and contribute to Council's financial sustainability	On-Track	The tourist parks have implemented the Parks Marketing Strategy with a focus on an autumn promotion to increase occupancy over the cooler months. The current promotion has provided over \$82,000 in bookings, despite some significant wet weather events impacting bookings.



Measuring Success

Measure	Target/Desired Trend	Comparative Data where available – June 2023	Result – June 2024		
City Centre Management					
Number of People Movements Within Crown Street Mall	1,000,000 (annual)	-	-		
^Data unavailable due to system outage.					
Economic Development					
Business Enquiries Facilitated*	Increase	75	98		
* Figures (including comparatives) have been	* Figures (including comparatives) have been prepared on an accumulative, annual basis.				
Tourist Parks					
Tourist Park occupancy rate of cabins	Greater than 60%	62%	63%		
Tourist parks occupancy rate of powered sites	Greater than 50%	43%	38%		

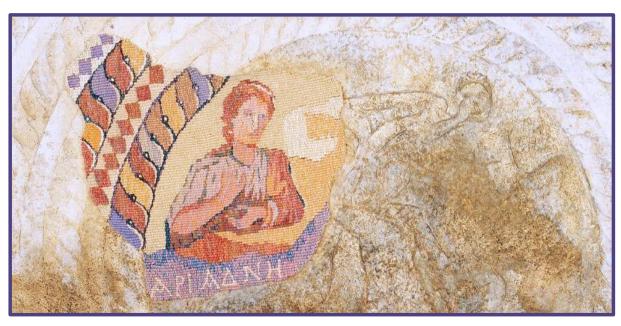
Performance measures from the Delivery Program are reported in the Quarterly Review where data is available on a quarterly or annual basis. Performance measures that are tracked every two years will be reported in the State of our City Report.



June Quarter Highlights



ANZAC Day 2024 march, Crown Street Mall, Wollongong.



Diana Wood Conroy, The theatre of Ariadne, 2001 – part of the 'An Archaeology of Woven Tapestry exhibition at the Wollongong Art Gallery.



Cultural Services

Responsibility Manager Community Culture and Engagement

About this Service

Provide direction for the creative sector, support and grow creative industries and support community participation in creative life and celebrate our unique places and spaces.

Quarterly Progress Update

Cultural Services continued to deliver a range of programs and suite of activities for, and with, our community. This included five current Wollongong Art Gallery exhibitions, alongside the presentation of three new textile based shows and a combination of 50 public and education programs.

The development of the renewed Cultural Plan – Creative Wollongong 2024-2033 was endorsed for public exhibition by Council to seek final community feedback and input.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Implement priorities from Framing our Future: Wollongong Art Gallery Strategic Plan 2020-2025		Wollongong Art Gallery carried over five exhibitions from the previous quarter and presented three new exhibitions. What is Held is Her an exhibition exploring personal and cultural responses to death and loss; An Archaeology of Woven Tapestry a 50 year retrospective of respected artist, archaeologist and teacher Diana Wood Conroy and With Every Fibre of My Being a diverse range of contemporary textile works including First Nation and Indonesian Batik.
	On-Track	Three community-based exhibitions were presented this quarter from Illawarra Association for the Visual Arts members, the Spanish and Latin-American Community and Operation Art children's exhibition.
	0	Twenty-seven (27) education programs were delivered, including seven school holiday programs, eight <i>ARTsmart</i> after school programs, two art enrichment programs, two Junior Art Trails for pre-schoolers, two Art and Dementia programs and 16 guided tours.
		Twenty-three (23) public programs were delivered including three exhibition openings, five artist and curator talks, three <i>INSPIRE MUSIC</i> events, two Art After Dark Music events, two access programs, five adult art workshops, one cosplay comic event, one South Coast Writers Centre poetry event and one Black Wallaby Indigenous Writers' awards.
		Wollongong Art Gallery had 26 facility hire events this quarter and acquired 19 new works.
Deliver annual community cultural development festival	On-Track	Planning for <i>Culture Mix 2024</i> is underway with internal and external planning groups established. Community development grants, calls for participation and major creative projects have commenced. A draft program and budget have been supported by the steering committee and operational planning has commenced for all aspects of the festival.



Cultural Services Continued

Operational Plan 2023-2024 Update			
Actions	Status	Comment	
Develop a new Cultural Plan	On-Track	The Draft Creative Wollongong 2024-2033 was endorsed by Council for public exhibition from 30 May - 27 June 2024. Feedback received from the community will be considered to inform the final draft.	
Deliver key strategies from Creative Wollongong Implementation Plan 2019–2024	from Creative Wollongong Implementation Plan	The Creative Dialogues event was delivered at the Buckaroo Leatherworks creative industries warehouse in Bellambi on 18 May 2024. The event saw many people attend open studios, workshops, panel discussions and a live music program, in support of local creative industries and to give audiences an insight into artists and their practice.	
		Six new artists-in-residence were welcomed into the Creative Wollongong Studios in the Lower Town Hall, addressing a shortage of low-cost artist studios in the city.	
		Council provided financial support to Red Room Poetry to deliver the <i>Baraya Barray</i> Whale Song project in local primary schools, to inspire young minds through Eldership, poetry, song, dance and Aboriginal languages.	
		\$50,000 of Small Cultural Grants were provided to 13 successful applicants to support the creative community. Entries continued to flow in for the Creative Wollongong Short Film Competition.	
Implement the 'Animating Wollongong: Public Art Strategy 2022-2032'		The <i>Talking With Ribbon</i> installation by local artist Eloise Cleary was unveiled in the lobby of the Dapto Ribbonwood Centre. This work was developed as a community cultural development project through the <i>Artward: Art In Unusual Places</i> project.	
	On-Track	Local artists Anita Pallas and Rhiannon Pegler exhibited in the Curio Gallery on Church Street, Wollongong, as well as the collaborative community art project <i>Collective Treasures</i> , by Jes R R Alexander. The project worked with young people from diverse cultural backgrounds to showcase what they treasure in their lives.	
	Work was ongoing in the refresh of the Public Art Policy and a Local Government Area-wide audit, review and valuation of our public art collection continued. The public art maintenance team completed refurbishments to the Wentworth Street, Port Kembla mosaics, repairs to mosaic benches in Bellambi and maintenance on numerous works and murals.		



Engagement, Communication and Events

Responsibility Manager Community Culture and Engagement

About this Service

The service is responsible for internal and external communications including media, community engagement, delivery of major community events, management of Sister City Relations, coordination of Council's Financial Assistance Policy and the provision of graphic design, digital content, print and signage needs for the organisation.

Quarterly Progress Update

External communications continued to proactively share information and messaging from across Council. The natural disaster on the weekend of 6 April saw urgent communications regarding clean-up, community support and safety shared to key media contacts on Council's website and social media channels. This messaging continued to be a priority during the quarter as we moved from the initial response phase into advocacy.

Communications have continued to focus on building knowledge around Council's role in lost and found pets, using both proactive media news stories and social media content to raise awareness.

We coordinated and delivered the announcement of the new Director of Wollongong Art Gallery across multiple targeted communications channels and media networks to ensure maximum impact and continued the overarching proactive storytelling focus through our community-focused content, such as the video and accompanying media release around the science and challenges of cleaning of Towradgi Rock Pool. This story had state-wide pick up.

Top performing news stories on Council's website were on the flood recovery, launch of Comic Gong and the Towradgi Rock Pool update. Social media followers across all channels continues to grow, with LinkedIn and Instagram the fastest growing channels.

Three hundred and ninety-four (394) graphic design, digital content, print and signage jobs were completed. A key focus was the quick turn-around of material promoting Council's Companion Animal Service for lost and abandoned pets, as well as the rehoming service.

A wide range of community engagement initiatives were delivered, sharing information with our community and listening to feedback, thoughts and ideas to inform decisions. Inhouse training was provided by the International Association of Public Participation to build capacity and capability of staff to deliver meaningful community engagement.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Host six major events reflecting priority sectors and contribute to the acquisition and management of signature events	On-Track	Destination Wollongong supported major events representing the sports and great outdoors sectors. These events included Hockey NSW Men's Masters State Championships, <i>Tri The Gong</i> Triathlon World Cup, NSW Mid-Amateur Golf Championship and the UniSport Australia Indigenous Nationals.



Engagement, Communication and Events Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Deliver civic activities which recognise and celebrate the city's		Council worked in partnership with the City of Wollongong Returned & Services League Sub-Branch to deliver the Anzac Day Dawn Services and March.
people	On-Track	The Dawn service was held at the Wollongong Cenotaph on Church Street, Wollongong, and attracted approximately 5,000 people. The March started within the Crown Street Mall and concluded at the Cenotaph at Church Street via Kembla and Burelli Streets, Wollongong. The March attracted over 6,000 people. Council provided support with the coordination and activation of road closures and associated processes for both events.
		The Illawarra Academy of Sport Scholarship presentation reception was hosted by Council on 19 June at the Wollongong Entertainment Centre Grandstand Function Centre. Attended by over 150 people, over 92 Scholarship recipients were announced at the event.
Deliver a diverse range of community engagement opportunities to receive		Opportunity for input was provided for a number of draft strategies including: Waste and Resource Recovery Strategy 2024-2034, Integrated Transport Strategy, Affordable Housing Policy and Procedures and Let's Talk Skateparks.
feedback and guide Council's services	On-Track	Several plans, policies and projects were placed on public exhibition, including Council's Delivery Program and Operational Plan, Draft Planning Proposal Policy, Review of Code of Ethics and Conduct, Wollongong City-Wide Development Contributions Plan, Cleveland Road Neighbourhood Plan boundary change, Tallawarra Planning Agreement, Road and Rail Corridor Rezoning and Land Acquisition Map amendment, Biodiversity Certification of West Dapto Urban Release area, Future West Dapto Centres, Wilson Street shared zone, Virginia Street shared paths and Unanderra Library opening hours.
		Targeted engagement was undertaken with local Aboriginal communities on a range of projects including Marshall Mount Town Centre, West Dapto Master planning and Hill 60 - Stage 1 Upgrade.
		Community Drop-In sessions were held in Thirroul and Windang in response to the 6 April 2024 flood event.
Engage with the local community regarding the Draft Illawarra Escarpment Mountain Bike Strategy	On-Track	NSW National Parks and Wildlife Services commenced construction of the first stage of the Illawarra Escarpment Mountain Bike trail network. To support the network, Council began construction of supporting infrastructure. Council continues to work with other landowners on future stages of work.



Engagement, Communication and Events Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Develop and deliver an Organisational Brand Strategy	On-Track	Work was undertaken to improve and strengthen brand consistency and recognition of Council across a variety of services and projects. Advice and support were provided for the marketing and promotion of a range of Council services, events and initiatives. The 2024 <i>Culture Mix</i> Marketing Plan has been developed and the first phase of supporting promotion is underway. The <i>Invest Wollongong</i> 'Make the Strategic Move' digital marketing campaign across Google, Australian Financial Review and LinkedIn continues. This campaign aims to position Wollongong as a thriving place for business and generate leads from businesses interested in moving to Wollongong. This quarter the campaign has continued to be refined to drive high levels of website traffic, e-news signups and prospectus downloads. A new website is also in development.



Measuring Success

Measure	Target/Desired Trend	Comparative Data where available – June 2023	Result – June 2024
Cultural Services			
Wollongong City Gallery visitation*	Increase	44,449	51,228
Wollongong Art Gallery Partnership Projects Engaging with First Nations and Culturally and Linguistically Diverse Communities	2 per annum	13	9
Subsidised Artist Studio Space - Opportunities Accessed	6 per annum	6	9
Illawarra Performing Arts Centre and Town Hall Visitation*	Increase	98,803	123,202

^{*}Figures (including comparative) have been prepared on an accumulative, annual basis.

Engagement, Communications and Events			
Followers, Reach and Engagement Across Council's Social Media Channels	Increase	71,382	76,230

Performance measures from the Delivery Program are reported in the Quarterly Review where data is available on a quarterly or annual basis. Performance measures that are tracked every two years will be reported in the State of our City Report.



June Quarter Highlights



Comic Gong 2024 at Wollongong Library, 11 May 2024.



Fairy lighting installed at MacCabe Park, Wollongong as part of the Safer Cities: Her Way community safety initiative.



Aged and Disability Services

Responsibility Manager Community Culture and Engagement

About this Service

Build the capacity of older people and people with disability to participate fully in community life. Enhance access to services for frail, older people and people with disability and their carers to enable them to continue to live independently in the community.

Quarterly Progress Update

Council staff are currently completing a self-assessment for meeting the National Quality and Safety Standards in preparation for an audit.

Support groups continue to provide meaningful interactions for our care recipients to reduce loneliness and isolation. Care recipients enjoyed Easter delights at the Apple Shack - Darkes Forest and entertainment from the City of Wollongong Brass Band.

To promote health and fitness, mobility, strength and balance, our Thirroul group participated in regular exercise classes facilitated by Body Dynamics, a local exercise physiology business.

During April and May, three of our care recipients from social support groups had milestone birthdays. It was a privilege for staff and volunteers to celebrate 288 years of experience and wisdom.

Social Support Services transitioned to a new Customer Relationship Management (CRM) system, CareMaster on 1 April 2024.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Deliver the Community Transport Services Program across the Wollongong and Shellharbour Local Government Areas	On-Track	Services were provided to 2,858 older Australians over 65 during the quarter. For all clients, we are tracking to reach over 12,000 trips. The service contract with Transport for NSW will continue for a further 12 months with the extension of grant funding. This service is vital in maximising client independence and keeping them connected. Engagement with local Elders and Aboriginal specific community groups remains a focus with ongoing promotion to access community transport options.
Develop and deliver a marketing strategy for community transport	On-Track	The Community Transport Service Users Handbook has been updated and published as part of a continuous improvement plan. At the Volunteer Expo on 22 May 2024, over 400 people attended. Thirty-five (35) people showed interest in volunteering with the service and recruitment for new transport drivers is underway. The Community Services Winter Newsletter was sent to customers providing updates on fees and charges from 1 July 2024.



Aged and Disability Services Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Investigate options for alternative service delivery models for Community Transport, in response to Commonwealth and NSW Government	ice for nsport, On-Track	The Commonwealth Government and the Australian Community Transport Association have continued to develop a framework for the community transport pricing model pilot, acknowledging that understanding the complexity of the service is key to ensuring the sustainability of the service. The pilot will commence on 1 July 2024 and continue through to 30 June 2027. A review of the Community Transport vehicle fleet has been
policy	completed and is nearing completion. The review has considered reshaping the fleet for operational efficiency, noting potential changes to future funding for service delivery and risk management. The outcome of this review is expected to be finalised in the first quarter of 2024-2025.	



Community Programs

Responsibility Manager Community Culture and Engagement

About this Service

Community programs deliver support to people living in the Wollongong Local Government Area. These services deliver community programs, building community capacity and wellbeing related to target groups and communities. Language Services (Interpreter Service and Language Aides), volunteer services, placemaking, community safety and social planning.

Quarterly Progress Update

Nandhi (Look) Ngara (Listen) project banners and pole wraps were installed in Crown Street Mall to recognise Reconciliation and National Aboriginal and Islander Day Observance Committee (NAIDOC) Week 2024.

As part of Reconciliation Week 2024 Council partnered with the Illawarra Aboriginal Community Based Working Group committee to host a Thank you lunch.

NAIDOC Week grants were provided to six community organisations to conduct NAIDOC week activities or events.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Implement the Child Safe Implementation Plan	On-Track	Procurement processes were updated to align with Child Safe Standards. A standardised process for verification of Working with Children Checks was developed and promoted. The Recruitment, Onboarding and Training – Child Safe Procedure has been updated to include volunteers and contractors. Service Level Risk Assessments were finalised and shared.
Deliver the Reconciliation Action Plan 2021-2023	On-Track	Council submitted the newly developed draft Reconciliation Action Plan, including a refreshed vision, to Reconciliation Australia for review and conditional endorsement. To recognise National Reconciliation Week, a Thank you lunch and two screenings of the film <i>Winhanganha</i> were held and the Nandhi Ngara banners were flown in Crown Street Mall, Wollongong.
Deliver a range of community development activities and programs	On-Track	Council received the Welcoming Cities Award for Change in Local Government recognising our work in Multicultural Water Safety over the past 10 years.
that focus on diversity, access, inclusion, and capacity building		A Multicultural Forum was held and included an update on Council's Urban Heat Strategy, Delivery Program and Operational Plan and conversations about access to customer service.
		As part of Refugee Week 2024, Council supported the inaugural Refugee Futsal World Cup, led by the NSW Service for the Treatment and Rehabilitation of Torture and Trauma Survivors and NSW Multicultural Health.
		Living Books was delivered at Five Islands Seniors College, Port Kembla and Figtree High Schools. Conversations informed by the Living Books program were also held at Edmund Rice College, Mount Keira. A 15 year celebration was held for Living Books volunteers.
		The Paint the Gong REaD reading tent was included at the Saltwater Festival at the Bundaleer Estate, Warrawong. The Paint the Gong REaD mascot's birthday early literacy event was held at Dapto Mall.



Community Programs Continued

Operational Plan 2023		
Actions	Status	Comment
Deliver the Disability Inclusion Action Plan 2020-2025	On-Track	A social procurement workshop was held inviting local social enterprises to meet Council staff. Quiet Space signage was updated to include the universal symbol. A Quiet Space was delivered at Comic Gong and the Youth Week Raise the Volume events. An additional wheelchair has been purchased for North Wollongong Beach to provide access for smaller people.
Provide support and participate in the Illawarra Domestic and Family Violence Trauma Recovery Centre Consultative Working Group	On-Track	The Illawarra Domestic and Family Violence Trauma Recovery Centre successfully obtained \$25M in Commonwealth funding for its opening in 2024. Council congratulates the Illawarra Women's Health Centre, the Working Group and its supporters on this significant milestone.
Deliver the Safer Cities: Her Way Wollongong Initiative, in partnership with the community	On-Track	Safer Cities: Her Way events were held at MacCabe Park, Wollongong and Dapto Square, Dapto. The majority of maintenance and infrastructure interventions were completed. A lighting installation has commenced in Port Kembla.
In partnership with South32, develop a plan that reflects the values and aspirations of the Mt Kembla and Kembla Heights stakeholders	On-Track	The draft vision, guiding principles and actions were presented to the steering group for consideration.
Deliver Round 3 of the Commonwealth Funded Affordable Housing Grant Program	On-Track	The contract for Round 3 was executed for Head Start Homes to provide Affordable Housing, Rent to Buy and Empowerment Services. These services have commenced delivery throughout the Local Government Area.
Deliver the Community Safety Action Plan 20212025	On-Track	Work commenced on graffiti prevention murals on bus stops in Corrimal, Wollongong and Warrawong and the Bellambi toilet block. Council supported the Call to Action to Stop Gender-based Violence event held in May 2024. The majority of Safer Cities: Her Way infrastructure initiatives were completed and final activation events were held. Community Safety audits were conducted at Cowper Street and Darcy Wentworth Park, Warrawong, Hill 60 Port Kembla, Harry Graham Drive Mount Kembla, Bulli Community Centre, Stanwell Park Beach car park and Brokers Road, Balgownie.



Corporate Strategy

Responsibility Chief Financial Officer

About this Service

Corporate Strategy monitors and reports on progress to our community, coordinates research and performance measurement and carries out strategic and business improvement projects.

Quarterly Progress Update

The March Quarterly Review Statement was finalised and adopted by Council on 27 May 2024.

A significant achievement for the quarter was the adoption of Council's Delivery Program 2022-2026 and Operational Plan 2024-2025 on 24 June 2024.

Council's first review under the Service Optimisation Program was completed during the quarter. A range of training sessions were delivered to the organisation to uplift capability with completing Service Reviews under the Service Optimisation Program and Project Management fundamental skills.

The Community Wellbeing Survey was undertaken and finalised during the quarter. Results from the survey indicate the great majority of Wollongong residents surveyed in 2024 were satisfied with their life as a whole (87%), how safe they feel (86%), their personal relationships (86%) and their standard of living (84%): results that have all been stable since 2014. When compared to the most recent Australian Unity/Deakin University national wellbeing study, the Wollongong community in 2024 outperformed the national index by 3.2 points.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Coordinate Council's Service Optimisation Program	On-Track	The Service Optimisation Program continues to progress well, with the successful completion of the first service optimisation ('pilot'). The focus of this optimisation was the information Council provides to customers to help them through the development application journey. The review resulted in 38 improvement recommendations. These recommendations will now become an implementation plan, which will include measures to track improvement impact/success. Work is also nearing completion on the development of an overarching 'implementation action' tracking system.
Coordinate the preparation and review of Council's Delivery Program and Operational Plan	reparation and review f Council's Delivery rogram and	On 24 June, Council adopted the Delivery Program 2022-2026 and Operational Plan 2024-2025, including attachments: Budget 2024-2025, Infrastructure Delivery Program 2024-2025 to 2027-2028 and Revenue Policy, Rates, Annual Charges and Fees 2024-2025. Adoption by Council marks the completion of this Operational Plan action.
		Following development of the draft Delivery Program and Operational Plan, the draft was endorsed by Council to be placed on public exhibition for 28 days from 10 April to 7 May 2024.
	One hundred and thirty-one (131) submissions were received from the community during the exhibition period that assisted and informed the finalisation of the Plan.	



Integrated Customer Service

Responsibility Manager Customer and Business Integrity

About this Service

Provision of a professional and efficient customer service experiences with Council through a variety of methods.

Quarterly Progress Update

Work has progressed on the Customer Experience project plan and will be finalised in the first quarter of 2024-2025. The first year of the project plan includes the Service Optimisation project and implementing recommendations from the process.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Review and enhance Council's customer service and engagement channels with a focus on inclusion and participation	On-Track	Work continues to increase accessibility into Council's processes. The upcoming Service Optimisation project commencing in July will provide recommendations on the priority of work and identify improvements that can be rolled out quickly.
Identify and implement customer service improvement opportunities	On-Track	Work has continued with business units to create processes leading to First Contact Resolution through expanding the information available to Customer Service. Some functions have been moved to Customer Service to allow for quicker resolution; this releases resources in operational teams to focus on delivery.
Upgrade Customer Contact Centre System	On-Track	Testing is in the final stages for the new Contact Centre software and is expected to be deployed in early July 2024.



Libraries

Responsibility Manager Libraries and Community Facilities

About this Service

Wollongong City Libraries delivers information, learning outcomes and access to resources for residents and visitors to the Wollongong Local Government Area. The service is delivered from seven libraries and 10 street libraries across the city, through the Home Library Service and a range of online services.

Quarterly Progress Update

One hundred and thirty-seven (137) items were added to the Local Studies Collection and 93 items were digitized. From the Illawarra Mercury Image Project, 91 print images were catalogued, 1,825 negatives were scanned and 17 negatives were catalogued. Additionally, one new oral history recording was added to the Illawarra Stories collection.

Several Local Studies projects and workshops were held, including the curation of a new image exhibition at Illawarra Theatres and 'Living Large.' There was a presentation on 'Partnering with Community' at the Australian Wider Local Studies seminar and the Hill 60 Oral History project commenced. A 'TV Show and Tell' presentation took place at the Friends of the Library event and a presentation on 'Promoting the Local Studies Collection' was given at the *GLAMawarra* event. Furthermore, eight donations were received, including 25 glass plate negatives, a 1,000-item postcard collection and two archival boxes of 2WL (now known as Wave FM radio) memorabilia.

Library membership increased by over 900 for the quarter and over 250 customer satisfaction surveys were returned with an average approval of 85%.

The successful delivery of Comic Gong was a significant highlight for Libraries this quarter.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Deliver the Comic Gong Festival	With the Illawarra Performing Arts Centre back open and the Arts Precinct available, Wollongong City Libraries presented Comic Gong 2024 on 11 May, celebrating comics, graphic novels, gaming and cosplay throughout the Illawarra.	
	On-Track	This year another location was included with the event held across five locations: Wollongong Library, Wollongong Town Hall, Wollongong Art Gallery, the Arts Precinct and for the first time, Lower Crown Street Mall, Wollongong. However, due to wet weather, activities in the Arts Precinct were cancelled or relocated and Lower Crown Street Mall activities relocated to the Shopping Centre.
	There were a variety of exhibitors, attractions, activities, cosplay competitions, dance workshops and music. All activities including entry to the event and entertainment were free.	
		Highlights across the three venues included attendance of over 9,000, cosplay competition attendance of 729, 73 exhibitors and 28 activities.



Libraries Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Implement the Wollongong Learning City Project based on the United Nations Educational, Scientific and Cultural Organisation framework and principles	On-Track	The Learning Strategy draft has been further refined, building on previous community engagement, Global Network of Learning Cities' requirements and existing Council strategies. Work has commenced on an engagement plan for further internal and external engagement with the Strategy. The project leader was appointed Treasurer of the Australian Learning Community Network, providing Council's support to this national network of learning cities.
Deliver customer driven, evolving library collections	On-Track	With physical loans again approaching 250,000 for this quarter, usage rates of library collections are at their highest levels in five years. May 2024 saw the highest number of monthly physical loans (89,037) since March 2020 (92,871).
		Customer usage of the library catalogue to place reservations has continued its upward trend this quarter with 50,000 reservations reaching unprecedented numbers in this area.
		The library continues to prioritise both physical and online collections, marketing and making them accessible to customers, with additional content and additional copies of high-demand titles being made available in proportion to demand.
		Diversity in collections has continued to be prioritised, with significant specialised input in the areas of language, LGBTQI+, and Aboriginal material, as well as responsiveness to direct customer requests and alignment with promotional activities and events.
Deliver tailored library programs to facilitate	On-Track	Two 'Vision Impaired Yarners' sessions were held attracting 19 participants.
access and participation of people with disability		Access and participation of people with disability were prioritised at this year's <i>Comic Gong</i> in the following ways: a Quiet Space, drawing 247 participants; an accessible viewing area for the Cosplay Competition; accessible parking options, toilets and paths of travel; a pre-tour for 50 High School students of the three main sites the day before the event, to help them prepare for the expected large crowds and noise levels.



Libraries Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Deliver library programs that recognise, reflect and celebrate the cultural diversity of our community	cognise, reflect lebrate the I diversity of our	Twenty-three participants attended the Warrawong Multicultural Women's Group, a collaboration with Welcome Studio and Women Illawarra (art therapist). This group targets vulnerable women from Culturally and Linguistically Diverse communities, including Domestic Violence backgrounds, who can meet and make social connections over a shared activity.
		Nine sessions of <i>Let's Chat</i> , an English conversation class for adult refugee community members, in partnership with Multicultural Communities Council of Illawarra Refugee support unit, attracted 150 attendees.
		Seven sessions of Homework Club and High School tutoring sessions attracted 55 attendees and 95 attendees respectively.
		Twenty six <i>Tech Savvy</i> training workshops in two locations attracted over 160 attendees. These workshops included sessions for Persian, Spanish-speaking, Burmese and Aboriginal participants.
		Two creative workshops for First Nations Elders were held at the Illawarra Aboriginal Corporation, attracting 18 participants.
		A school holiday Multicultural Storytime in collaboration with Illawarra Multicultural Services was held in April 2024. Henna workshops at three library locations attracted over 25 participants.



Property Services

Responsibility Manager Commercial Operations and Property

About this Service

This service manages over 450 leases and licenses on behalf of Council and includes the management, development, maintenance and disposal of Council owned property in order to meet Council's statutory requirements and contribute to the expansion of Council's revenue base. Leases and licenses also ensure the effective management and coordination of community and business use of Council's public spaces, buildings and facilities.

Quarterly Progress Update

Property Services has progressed a high volume of core business this quarter including a mix of statutory property, property management and parking matters.

The settlement of property transactions this quarter include 414 West Dapto Road, Stream Hill, and 480 West Dapto Road, Kembla Grange, which will support Council's delivery of essential infrastructure including roads and public recreation space required for the West Dapto Urban Release Area.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Identify and implement business improvement initiatives to enhance commercial returns on Council's property portfolio	On-Track	The audit of OneCouncil's leasing data has been completed. Additionally, the commercial portfolio allocations have been finalised, enabling the team to concentrate on rent reviews for the commercial portfolio with the goal of increasing revenue.
	0	The Mobile Food Vending Trial has also been completed and a Council report will be presented at the July 2024 meeting. This report recommends that Council adopt the policy and continue to support mobile food vending across the city.
		An audit of OneCouncil's parking applications is currently in progress to ensure the data is updated in the parking tenancy schedule. There is a continuous focus on achieving the maximum occupancy rate.



Youth Services

Responsibility Manager Community Culture and Engagement

About this Service

Youth Services provides a program of recreation, cultural and education activities to meet the needs of young people aged 12 - 24 at Wollongong Youth Centre and across the Wollongong Local Government Area. These programs build social connections and inclusion, community engagement, information and referrals. Council funds the Neighbourhood Youth Work Program (NYWP) in three areas (Port Kembla, Berkeley, Dapto and surrounds) to support the needs of young people in the community.

Quarterly Progress Update

Youth Week was held with the theme *Express, Empower, Get Loud!* Activities and events included Wollongong Youth Week Awards, Raise the Volume, Youth Markets, Picnic in the Park, Rainbow Formal and film workshops.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Deliver a range of youth development opportunities with a focus on engagement, inclusion, skill development, sector development and support	On-Track	A range of youth development opportunities were delivered, including <i>Rainbow League</i> , Bellambi Connect, study sessions, <i>Budget Bites</i> , Girls Cafe, Dungeons and Dragons, Youth in Fashion, <i>Bundaleer Connect</i> , <i>Teenz Connect</i> and Crafts and Chats.
		Young people were supported to participate in various engagement projects including the draft Waste and Resource Recovery Strategy 2024-2034, Port Kembla and Wollongong Skate Parks and the draft Integrated Transport Strategy.
		The Youth Forum has regularly met and curated some of the Youth Week calendar of events including <i>Raise the Volume</i> event in MacCabe Park, Wollongong.
Provide opportunities for young people to develop skills, experience and exposure in creative industries	On-Track	Team Ignite supported live music and events including Raise the Volume event and Rainbow Formal for Youth Week, Shakamoto single launch, Comic Gong cosplay catch up and Fresh Batch hip hop event.
		Through Our Lens was launched with an exhibition celebrating International Women's Day. The images included young women and gender diverse young people with messages of strength and power.



GOAL 4 | WE ARE A CONNECTED AND ENGAGED COMMUNITY

Measuring Success

Measure	Target/Desired Trend	Comparative Data where available – June 2023	Result – June 2024
Aged and Disability Services			
People Over 65 Using Community Transport – Number*	Increase	15,153	9,279
Hours of Social Support Provided to People Aged Over 65*	Maintain	21,392	26,801
Integrated Customer Service			
Telephone calls are answered within 30 seconds ¹	80%	80%	24%1
Correspondence Met to Target ²	80%	93%	90%²

Performance impacted due to high call volumes following the 6 April natural disaster. Staff were also reallocated to recovery centres and a number of unplanned staff leave occurred.

² Figures have been prepared as an average on annual basis.

Libraries			
Library visitations*	Increase	172,168 ¹	470,918 ²
Library – total number of loans*	Increase	1,292,710	1,311,111
Library programs: number of programs*	Increase	1,979	2,497
Library programs: number of participants*	Increase	39,343	46,646
Library - membership	Increase	79,957	84,237

Property Services			
Occupancy rates of commercial buildings	90%	96%	97%

Youth Services			
Wollongong Youth Services - participation	24,000	04.700	07.074
of young people in programs and projects*	Per annum	24,788	27,074

^{*}Figures (including comparatives) have been prepared on an accumulative, annual basis.

- 1. Figures include Wollongong Central Library only.
- 2. Figures include all library locations.



June Quarter Highlights



New ash walls and gardens at the Scarborough Cemetery, Scarborough. Following an extensive construction project in May 2024, there are now up to 480 new ash memorial spaces available.



Friends of Wollongong Botanic Garden carrying out a guided tour, May 2024.



Aquatic Services

Responsibility Manager Sport and Recreation

About this Service

Wollongong City Council operates 17 patrolled beaches, two heated swimming pools at Dapto and Corrimal, six free public swimming pools located at Helensburgh, Thirroul, Western Suburbs (Unanderra), Continental Baths Wollongong, Port Kembla and Berkeley. We have nine ocean rock pools situated at Coalcliff, Wombarra, Coledale, Austinmer, Bulli, Woonona, Bellambi, Towradgi and Wollongong Gentleman's pool. Aquatic Services also provides ocean and pool lifeguard services and surf education programs.

Quarterly Progress Update

A number of seasonal pools began to close for the winter period. Helensburgh, Berkeley and Western Suburbs closed at the end of April and Thirroul and Port Kembla closed at the end of June 2024.

Planning and procurement continued to progress in relation to the heating system at Dapto Pool.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Plan, design and undertake renewal works at Council's Community, Commercial Pools and Ocean Rock Pools in accordance with the Infrastructure Delivery Program	On-Track	The site concept plan for upgrade of the Helensburgh Pool facility is being finalised which includes the replacement of the 25m pool, water filtration and installation of a contemporary water play area for toddlers and other supporting works. Council has received grant funding support under the NSW Government Multi Sport Community Facility Fund for this project. The existing pool heating system at Dapto Pool has reached end of life and is due for replacement. Council has awarded a contract for the replacement of the system with works commencing on site in August 2024.
Work with the North Wollongong Surf Life Saving Club to explore storage options	On-Track	Council met with the Surf Life Saving Club to continue to progress and provide an update of the sites identified to date, and to reset discussions on expectations on this project. Council has identified this project as part of the 2024-2025 Operational Plan.
Progress concept plans, investigations and detailed designs for a Community Recreation & Aquatic Centre at Cleveland to service the Southern Suburbs	On-Track	Draft documentation has been prepared for the concept of a new Community Recreation and Aquatic Centre to service the Southern Suburbs. Council staff are currently reviewing the documentation prior to finalising the concept planning stage.
Design Stage 2 of the North Wollongong Beach Seawall Renewal	On-Track	Stage 1 of the seawall (in front of the North Wollongong Surf Life Saving Club building) was completed in December 2023. Stage 2 of the project which extends south to the North Beach Pavilion, has been designed with preliminary piling investigation works planned for winter 2024. The current program will allow for tenders to be called in 2025 with on-site construction programmed to commence early in 2026. Council has submitted a request under the Coastal and Estuary Grant Program for financial assistance in accordance with this program.



Botanic Garden and Annexes

Responsibility Manager Open Space and Environmental Services

About this Service

The Botanic Garden and Nursery service involves managing and promoting the conservation, education, recreation and aesthetic values of the main 30 hectare site in Keiraville, including the maintenance of the Gleniffer Brae grounds and the three natural area annexes of Mt Keira, Puckey's Estate and Korrungulla Wetland. Environmental education programs and interpretation are conducted at the Discovery Centre.

Quarterly Progress Update

Severe storms in this quarter resulted in damage to the Botanic Garden pathways and creek line/pond. Extensive reparations of the series of detention basins, entry path and Middle Creek commenced.

A range of events and activities were held at the Garden, including Botanic Garden Day, behind the scenes tours and Discovery Centre education programs. Gate counters recorded 64,316 people visiting the Garden.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Deliver priority actions from the Urban Greening Program	On-Track	Council continued planting trees across our natural areas, parks and streets. Council continues to replace removed trees at the ratio of 2:1 in public areas and 1:1 on private land as conditioned with Tree Permits.
Enhance Botanic Garden visitor experience with programs, interpretation, education, events and priority actions from the Master Plan On-Track	Botanic Garden Day was held to highlight the role of plants in our lives and the important work botanic gardens undertake every day to conserve them for future generations. Staff and volunteers saw over 200 visitors participate in the behind-the-scenes tours, a listening tree experience, screen printing Tiny Forest t-shirts, plant sales and a botanic art exhibition.	
	A total of 603 people participated in the monthly Greenplan Plant Sales and the nursery produced 14,422 plants. Forty six (46) active Friends Volunteers worked a total of 1,251 hours and led Garden tours, <i>Budding Bookworms</i> , Discovery Centre and <i>Willing Weeders</i> activities.	
	During the quarter Council invited quotations for the year-round delivery of formal school programs and informal programs for community groups and the public which could include activities like bushcraft, nature play, eco arts, sustainability, Aboriginal cultural learning, horticulture, botany or specialty food, horticulture or history tours.	
Finalise the review of the Botanic Garden Plan of Management, including future uses of Gleniffer Brae	On-Track	The draft Botanic Garden Master Plan and Conservation Management Plan have been updated based on stakeholder feedback and is ready for broad community consultation. Community consultation is planned to be undertaken after the new Council commences in late 2024/early 2025 prior to Council endorsement.
Implement priority actions from the Botanic Garden Master Plan	On-Track	Three capital projects remain in design phase during the quarter: a new fully accessible amenities block, new rainforest boardwalk/accessible pathway and nursery propagation glasshouse renewals.



Botanic Garden and Annexes Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Manage the Mt Keira Summit Park in accordance with the Plan of Management	On-Track	Council staff worked with 11 corporate volunteers, to undertake weeding, mulching and planting out of the western car park garden beds at the Mt Keira Summit Park.



Community Facilities

Responsibility Manager Libraries and Community Facilities

About this Service

This service manages and operates 56 Council-owned community facilities across the Wollongong Local Government Area. This includes Neighbourhood Centres, Senior Citizens Centres, Childcare Centres, Libraries, Community Centres and Community Halls.

Quarterly Progress Update

A new Halls for Hire Booklet showcasing all of Council's community facilities has been developed and deployed.

This quarter's highlighted community events included the Thirroul Seaside Festival, NSW Reconstruction Authority Flood Recovery Centres, community information sessions following the flood events and citizenship ceremonies at Corrimal. Dapto Ribbonwood Centre hosted the RU OK Van, a mobile blood bank, the Te Aranganui Culture Club and the Aboriginal and Maori Dance Group.

Facility improvements were made at our three main community facilities and libraries and upgrade projects were also undertaken at Dapto Ribbonwood Centre, Cringila Multi-purpose Centre and Balgownie Community Centre.

Design work and planned maintenance continues to progress at our community halls and centres, with work being undertaken at Figtree Community Hall, Port Kembla Community Hall, Otford Community Centre, Koonawarra Community Centre, Bulli Senior Citizen's Centre, Kemblawarra Community Hall, Coledale Community Centre and Coomaditchie Community Centre.

Planning continues for the Southern Suburbs Community Centre and Library and the Helensburgh Community Centre and Library.

Twenty-six site visits to licensed Council Community Facilities were conducted and 15 work applications were approved, enabling licensees to conduct works and improvements.

The Places for the Future Social Infrastructure Future Directions Plan 2023-2036 was reviewed after one year of implementation. All actions identified for the review period were commenced or finalised.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Plan for a new Community Centre and Library to meet the needs of the community in Helensburgh and surrounding suburbs	Delayed	The scope, site selection and budget for this project is being finalised for resolution in the next quarter.
Plan for a new Community Centre and Library at Warrawong to serve Wollongong's southern suburbs	On-Track	Tenders for works closed earlier this year. Negotiations continue with the two remaining tenderers to finalise project deliverables prior to awarding contract. Tenants in the Warrawong Community Centre have been offered assistance to relocate.
Progress planning and construction of Wongawilli Hall extension and refurbishment	Delayed	Design being developed in consultation with heritage officers to address identified building defects with engagement programmed to commence later in 2024. Design to be finalised 2024-2025 and 2025-2026 financial years with construction in 2026-2027 financial year.



Community Facilities Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Develop and deploy 'Places for People' Forward	On-Track	May 2024 marked one year into the implementation phase for the strategy.
Directions Plan 2022-2036 (Implementation Plan)	9	The strategy was reviewed in May 2024. Actions for 2023-2024 are underway, some actions finalised and the remainder in various stages of delivery.
Complete Social Infrastructure Feasibility	On-Track	Feasibility studies for planned community facilities at Yallah/Marshall Mount Town Centre have been completed.
Studies at Bong Bong Road, Yallah/Marshall Mount and Figtree	0	A town centre master plan and neighbourhood plan is required to be completed prior to studies commencing for the Bong Bong Town Centre.
		The Area 7 Needs Assessment, which includes Figtree, is complete.



Leisure Centres

Responsibility Manager Sport and Recreation

About this Service

This service involves the provision of commercially operated recreation centres at Beaton Park Wollongong and Lakeside Leisure Kanahooka.

Quarterly Progress Update

Leisure Centres continued to operate through the construction disruption of the adjacent Regional Tennis Centre.

Participation in programming continued to be maintained across both centres, with plans to continue to increase the number of members and participation at the centres.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Deliver the renewal and relocation of Beaton Park Tennis Courts in accordance with the Beaton Park Master Plan	On-Track	The redevelopment of Beaton Park Tennis Courts continues to be constructed and are earmarked to be completed by the end of the calendar year. Council is working closely with Tennis NSW and other partners to ensure operational issues are resolved prior to the opening of the new courts.



Memorial Gardens and Cemeteries

Responsibility Manager Commercial Operations and Property

About this Service

This service provides memorial, burial and funeral service facilities at six sites across the Local Government Area.

Quarterly Progress Update

Work has focused on the implementation of the Cemetery Interment Scheme which comes into effect on 1 July 2024. Council has been issued a five-year license under the scheme. Community information talks as well as services continued including the annual ANZAC Day Service held at Wollongong Memorial Gardens, staff speaking with the Illawarra Heart Care Group and attending the Volunteer Expo to promote the Friends of the Cemetery group.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Manage Council's commercial businesses to optimise service delivery at Wollongong Memorial Gardens and cemeteries	On-Track	Two new interment areas have been completed this quarter. At Scarborough Cemetery a new ash garden and niche wall have been constructed that will provide over 500 placements for the community. At Wollongong Memorial Gardens, two new rose gardens will also provide much needed ash interment spaces.



Parks and Sports Fields

Responsibility Manager Sport and Recreation

About this Service

This service operates 493 parks, 65 sports fields, 220 playing fields, seven outdoor fitness stations, nine turf wickets and 154 playgrounds across the Wollongong Local Government Area which includes Russell Vale Golf Course. Provision of passive access to community parks and playgrounds and affordable and equitable access to sports fields and facilities. Twenty two sports fields are licensed by volunteer or semi-professional sporting clubs.

Quarterly Progress Update

The Local Government Area experienced significant rain fall events which has impacted on sports fields and their usage.

Projects which have been completed include drainage and irrigation projects at Cawley Park, Russell Vale, and Judy Masters Oval, Balgownie.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Progress the planning and development of a Northern Suburbs Skate Park	On-Track	Council has continued to progress the planning for a Northern Suburbs Skate Park. Engagement has taken place in Thirroul during the quarter to support the identification of a suitable space for the future planned skate park.
Finalise the Bulli Showground Master Plan	On-Track	Council officers have worked closely with the consultant to finalise the Master Plan in line with the comments received from community consultation. Report is currently being finalised to report back to Council for adoption.
Implement the Landscape Master Plan recommendations for Hill 60 Reserve, Port Kembla	On-Track	Council continues to implement the Hill 60 Landscape Master Plan. Council is currently progressing construction on Stage 1a that is due to be completed this year. These works include the construction of a viewing platform and car park.
Progress the development of the Lang Park Master Plan	On-Track	Council officers have met with key internal and external stakeholders in relation to the development of a Master Plan for Lang Park.
Complete the drainage project at Guest Park, Fairy Meadow training ground of the Illawarra Stingrays	Complete	This project has now been completed.



Parks and Sports Fields Continued

Actions	Status	Comment
Deliver amenities upgrades at Figtree Oval and Thomas Gibson Park, Thirroul	On-Track	Further progress was completed on the design for both Figtree Oval, Figtree and Thomas Gibson Park, Thirroul amenities upgrades. Council met with representatives from the clubs and state sporting bodies to continue to progress both of these projects. Council was also notified it had been successful in funding to support the delivery of the amenity's improvements at Thomas Gibson Park, Thirroul.
Collaborate with Destination Wollongong and the Australian Baseball League to establish Wollongong as a home base location for a National Baseball League team	On-Track	Council continued to investigate site opportunities that would be suitable for the establishment of hosting a home location for a National Baseball Team.
Progress the planning and development of a Wollongong City Centre Skate Park	On-Track	Council has engaged a consultant to support the identification of an appropriate site for a City Centre Skate Park as well as complete pre-design engagement.
Finalise the draft licence with Illawarra Stingrays for a home ground at JJ Kelly Park, Wollongong	On-Track	The Illawarra Stingrays advised Council the club wishes to enter into a joint agreement for the use of Lakelands Oval, Dapto, along with Dapto Phoenix Football Club. The Illawarra Stingrays were successful for significant improvements for Lakelands Oval from a NSW Grants program. Council has met with the Stingrays to progress this project.
Deliver funded sports field irrigation and drainage infrastructure projects	On-Track	Works have been completed for this financial year across Cawley Park, Russell Vale, Judy Masters Oval, Balgownie, and Guest Park, Fairy Meadow.
Preparation of the Bellambi Foreshore Precinct Plan	On-Track	Investigations are continuing into land ownership, planning constraints and cultural significance of the site. Council is continuing to meet with major stakeholders to coordinate the future planning of this precinct. Council has completed construction of a new amenities building at Bellambi Boat Ramp which is open to the public. Design options have been developed for refurbishment of the jetty adjacent to the boat ramp. Council is reviewing funding opportunities to carry out these works.



Public Health and Safety

Responsibility Manager Regulation and Enforcement

About this Service

This service conducts and manages the registration, inspections and monitoring of regulated public and environmental health premises including public swimming pools and on-site sewage management systems with the aim of ensuring compliance. Development of environmental and public health policies, community education programs and customer information.

Quarterly Progress Update

Public health and safety services continued throughout the June quarter. Council staff delivered programs regarding public health, parking compliance, environmental and amenity services.

Compliance programs were delivered for school zone parking, cooling towers, beauty salons, skin penetration business and sex industry premises.

Council staff responded to a range of customer requests in relation to public health and safety and processed on-site wastewater system applications.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Inspect all medium and high-risk retail food premises annually	On-Track	Council staff completed over 520 fixed, temporary and mobile food business inspections and actioned 78 customer requests. To achieve compliance with the Food Act, Council staff issued Notices and Orders to rectify identified non-compliances and improve health and safety at food businesses.
Maintain inspection programs for public swimming pools, places of shared accommodation and mortuaries	On-Track	Council staff completed 34 public swimming pool inspections, 32 shared accommodation inspections and inspections of three mortuaries during the quarter. Customer requests were also received and responded to during the reporting period.



Measuring Success

Measure	Target/Desired Trend	Comparative Data where available – June 2023	Result – June 2024
Aquatic Services			
Total Visits commercial heated pools: Corrimal*	At least 180,000 per annum	151,809	114,151
Total Visits commercial heated pools: Dapto*	At least 180,000 per annum	77,161	112,942
Botanic Garden and Annexes			
Wollongong Botanic Garden – Visitation*	At least 400,000 per annum	316,608	261,863
Community Facilities			
Utilisation of Direct-Run District Level Community Facilities*	Increase	32,431	34,793
Direct-Run District Level Community Facilities visitation*	Increase	203,546	229,637
Community Halls/Centres - Hours of Use*	Increase	9,917	10,280
Community Halls/Centres – Visitation*	Increase	46,732	32,412

^{*} Figures, (including comparatives) have been prepared on an accumulative, annual basis.

Performance measures from the Delivery Program are reported in the Quarterly Review where data is available on a quarterly or annual basis. Performance measures that are tracked every two years will be reported in the State of our City Report.



June Quarter Highlights



Emergency works being carried out on Whitty Road in Helensburgh, June 2024.



Cleanup works on Koloona Avenue, Figtree, April 2024.



Transport Services

Responsibility Manager Infrastructure Strategy and Planning

About this Service

This service provides the delivery, management and advocacy of transport infrastructure. The service aims to provide a transport network that is safe, efficient, equitable, effective and sustainable. The service supports the community through creating the provision of transport access for residential, business, recreation, leisure and tourism activities. This Service also includes provision of road safety, traffic and integrated transport planning support and advice. Road Safety Education Programs and promotion is a critical activity implemented across all aspects of our transport services.

Quarterly Progress Update

Council's Safer Routes to School Working Group continued their onsite audits, collaboration with School Principals and Parents and Friends groups and preparation of Safer Routes to School Reports with 7 Safer Routes to School reports finalised, three draft reports received back from schools with comments and drafted 7 Reports that are currently being reviewed by local Schools.

Over 141,000 trips have been taken as part of the Wollongong E-scooter trial with a total distance travelled of over 277,000kms. Two-hundred and sixty-two (262) National Heavy Vehicle Regulator consent requests were processed. The majority of requests were for the renewal of existing permits mostly associated with the Unanderra industrial precinct. Significant numbers of new permits were associated with works in the West Dapto Urban Release Area.

Four Wollongong Traffic Committee meetings were held, involving 38 Traffic Committee items and 27 locations passed onto NSW Police for monitoring as part of *Dob in a Hoon*.

Two-hundred and fifty (250) Customer Requests were completed.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Work with key agencies and partners to progress the Illawarra Regional Transport Plan		Forty-six of the 71 initiatives proposed in the Plan are of benefit to the Wollongong LGA. Three major Transport for NSW initiatives continued: Mount Ousley Interchange, M1 south facing ramps (Dapto) and the Bulli Bypass.
		Council staff attended the first M1 Dapto South Facing Ramps project stakeholder workshop on 18 June 2024. This workshop involved discussions relating to the project process, key project themes, and the project objectives.
	On-Track	Council continued its involvement in the Mount Ousley Interchange
	②	project as a key stakeholder. Council officers have provided detailed design comments to the consultant on the technical details of current design documentation. Council is preparing a separate submission to Transport for NSW highlighting the concerns raised by Councillors, Community and technical staff regarding the removal of the pedestrian bridge, lack of crossing facilities, and the removal of a roundabout in the latest plan iterations. Council attended a Strategic Merit Test workshop run by Transport for NSW on 21 June 2024. The workshop was to help confirm the initial assessment and screening of options. Solutions progressed through the workshop will undergo further assessment and detailed analysis.
		Council attended a Strategic Merit Test workshop run by Transport for NSW on 21 June 2024. The workshop was to help confirm the



Transport Services Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Work with key agencies and partners to progress the Illawarra Regional	On-Track	initial assessment and screening of options. Solutions progressed through the workshop will undergo further assessment and detailed analysis.
Transport Plan (Continued)		Council staff attended the initial Transport for NSW Strategic Cycling Corridors network projects workshop. Council staff reviewed and provided comments and recommendations on the current proposal.
Develop road safety programs, education and promotion of sustainable multimodal transport options	On-Track	Over 141,000 trips have been taken as part of the Wollongong Escooter trial with a total distance travelled of over 277,000kms (as at 18 June 2024), offering the community a smart and sustainable transport option around several areas of the city. The trial is continually being monitored and additional designated parking zones will be installed in the coming weeks at Market Street, Wollongong.
		Council, police and our E-scooter shared provider are collaborating on a joint operation in 2024 to target behaviour issues, education and culture change for e-bike, e-scooter and general bike/scooter use. The first operation commenced on 25 May 2024.
		A range of road safety and education programs were delivered including the Ultimate Learner Log Book Run and an online workshop for learner driver supervisors, delivered in conjunction with Shoalhaven City Council.
		National Road Safety Week was an opportunity to raise awareness of the current road toll and promote driver safety, aiming to reduce fatal and serious injury crashes in support of the Transport for NSW Toward Zero Strategy.
		Banners displayed on school fences highlighting road rules of parking issues around schools have been distributed to several locations on a rotating roster.



Transport Services Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Collaborate with the New South Wales Government to fund and		The Safer Routes to School working group are continuing to complete onsite audits and finalise reports for other schools across the Wollongong Local Government Area.
deliver the Safe Routes to School Program		A Council website is being prepared for delivery towards the end of 2024 to deliver proactive messaging and outcomes of Program.
	On-Track	Seven reports have been finalised (Lake Heights Public School, Bulli Public School, Corrimal High School, Dapto High School, Elonera Montessori School, Cedars Christian College and Corrimal East Public School). Three draft reports were received back with comments from reviews completed by schools (Woonona Public School, Holy Spirit College and Coniston Public School).
		Seven reports are with school principals and Parents & Friends' Associations for review (Dapto Public School, St Collumbkille's Catholic Primary School, Corrimal, Nareena Hills and Hayes Park Public Schools, Figtree, Figtree Heights Public School, Mount Saint Thomas Public School and Woonona High School.
		Council staff submitted grant funding applications for Transport for NSW Safer Roads Program funding, including 11 projects to provide new or upgraded infrastructure in school zones. These included high priority projects identified during site audits and by local school communities.
Implement actions from the Wollongong Cycling Strategy 2030	the Wollongong Cycling	Council is working closely with an engagement consultant on a Cycling Network Plan and Program which is delivering on multiple actions of the Wollongong Cycling Strategy 2030. Work is progressing and consolidated comments have been issued to the consultant, with the final draft expected to be finalised by end of calendar year 2024.
	③	The network plan and program will include a 10 year forward plan for the programming of new cycleways and will highlight the key strategic network to lobby and support grant funding applications. Routes identified through the Wollongong Cycling Strategy 2030 Map will be investigated through this study, with standard design details for aspects of cycling infrastructure, supplementary cost estimates for future options assessment and the types of facilities with consideration of the existing road environment.
Subject to funding, explore the installation of tactile and braille street signage to support navigation and wayfinding throughout the Wollongong Local Government Area	Delayed	Council staff are continuing to explore potential grant funding for the design and implementation of tactile and braille street signage on Transport for NSW assets, to support navigation and wayfinding.



Transport Services Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Develop and implement the Integrated Transport Strategy	On-Track	On 8 April 2024, Council resolved to place the Draft Integrated Transport Strategy on public exhibition. The public Exhibition period ran from 30 April to 27 May 2024. Council staff are currently reviewing the feedback received. The new Council will be briefed on the feedback received from the community and proposed changes to the strategy following the September Council elections.

Measuring Success

Performance measures from the Delivery Program are reported in the Quarterly Review where data is available on a quarterly or annual basis. Performance measures that are tracked every two years will be reported in the State of our City Report.



June Quarter Highlights



Portable Closed Circuit Television cameras installed at the Bald Hill Lookout as part of a trial.



Council adoption of the Budget 2024-2025, Infrastructure Delivery Program 2024-2025 to 2027-2028 and Revenue Policy, Rates, Annual Charges and Fees 2024-2025.



Employee Services

Responsibility Manager People and Culture

About this Service

Council's Employee Services provides support, advice and information to staff, including staff attraction and retention, health and wellbeing initiatives and ongoing learning and development. This service fosters a safe and equitable work environment where people are skilled, valued and supported.

Quarterly Progress Update

Council has relaunched a refined workforce planning approach to support divisional workforce plans being in place. A comprehensive training session was conducted with Managers to support with the roll out of this approach and tool across the Divisions. Individual documents and data will now be created. The Employment Relations team have commenced supporting leaders with the development of these plans.

A review of the performance appraisal system has been completed, focusing on streamlining the process and placing a greater focus on the conversation between employee and supervisor. Training sessions for both employees and supervisors are currently being run to support the 2024-2025 performance review cycle.

A Talent Acquisition Strategy and Capability Strategy has been drafted. It is anticipated these two strategies will be endorsed in the next quarter, along with additional updates to the Reward and Recognition Strategy.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Enhance Council's Diversity, Inclusion and Belonging Programs	On-Track	The focus remains on delivering the Equal Employment Opportunity (EEO) Management Plan. This includes developing a Diversity and Inclusion framework and strategy to support ongoing efforts, reviewing the EEO Management Plan, and creating an Implementation Plan effective from 1 July 2024.
		An audit of progress against key strategies was completed, including the Child Safe Implementation Plan, Reconciliation Action Plan and Disability Inclusion Action Plan (DIAP). Council concluded our participation in the Council for an Intellectual Disability's Inclusion Works program. In collaboration with The Disability Trust, we identified a position within Regulation and Enforcement, initially offering a paid 12-week work experience opportunity. Due to its success, this placement has been extended. We continue to provide coaching, training, and support to improve accessible recruitment and employment for people with disability.
		Council celebrates and recognises significant diversity and inclusion days. During Reconciliation Week, we held a workplace cultural learning activity, screening the short film "Winhanganha," which means "remember, know, think" in Wiradjuri language.
	New employees are introduced to diversity and inclusion through an updated Corporate Induction program. Formal training includes Diversity Awareness, Cultural Intelligence and Autism Awareness. Informal learning is encouraged through our Diversity Hub, LinkedIn Learning and Diversity Council of Australia (DCA) membership. Leaders were reintroduced to DCA at a Leaders Connect: Deep Dive session, with individual memberships created for each leader post-event.	



Employee Services Continued

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Implement Safety and Wellbeing Programs	On-Track	Safe Work Method Statements for high risk work areas within City Works are being reviewed and updated. This has been a priority due to the injury data and risk of this work area. Council staff have completed a series of seminars relating to the impacts of a poor safety framework and workplace injuries.
	(A noise protection project plan and procedure has been developed and a draft Psychosocial Hazard Procedure, Wellbeing Procedure and Occupational Violence Procedure. This will be due for broader collaboration and engagement within the organisation within the September 2024 quarter.
Implement the Workforce Strategy 2022-2026 On-Track	On-Track	Council has relaunched a refined Workforce Planning approach to support Divisional Workforce Plans being in place. Leaders have participated in training to understand and engage with the Workforce Planning Tool along with supporting guides and tools. The Employment Relations team will continue to support leaders as required.
		Council has also completed a review of the performance appraisal system focusing on streamlining the process and placing a greater focus on the conversation between employee and supervisor.
		A Talent Acquisition Strategy and Capability Strategy have been drafted. It is anticipated these two strategies will be endorsed in the next quarter, along with additional improvements to the Reward and Recognition Strategy.



Financial Services

Responsibility Chief Financial Officer

About this Service

Wollongong City Council is a large and diverse organisation that provides services from the funding it receives from its community through rates, fees and charges. Financial Sustainability and efficiency are aims of this service. This is achieved through financial strategy, policy, budgets and controls; while ensuring Council meets its taxation obligations, investment return and internal and external reporting that provides transparency about decision-making. Council's primary source of income is property rates and sundry debtors systems used for billing and recovery and customer service relating to these areas.

Quarterly Progress Update

The Delivery Program 2022-2026 and Operational Plan 2024-2025, Budget 2024-2025, and Revenue Policy, Rates, Annual Charges and Fees 2024-2025 have been adopted by Council as part of the Integrated Planning and Reporting Process. The annual Fringe Benefits Tax return has been submitted to the Australian Taxation Office, along with other taxation compliance.

Other functions have been broadly delivered as expected throughout the 2023-2024 period. These functions included timely delivery of financial planning and reporting functions through the Budget, Quarterly Reviews and Monthly Financial Reporting processes, with other financial support services to the organisation during the same period.

Council's supplier payment function continued with weekly payment cycles for all suppliers. Opportunities to expand the use of e-invoicing continues.

Financial and investment reports were provided monthly to Council and community, and Annual Rates Instalment Notices for 2024-2025 were issued to approximately 86,000 ratepayers.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Review the rating structure to align to legislative changes	Deferred	This project was initiated to review proposed changes to Rating legislation and determine opportunities to improve Council's rating policy and structures. While some changes have been introduced to legislation and have been proclaimed, many others have not yet been proclaimed, do not have regulations, and cannot be implemented at this stage. These changes were unable to be implemented for 2023-2024 as anticipated.



Governance and Administration

Responsibility Manager Customer and Business Integrity

About this Service

The Governance and Administration Service includes policy, internal audit, legal, insurance, claims management, supply chain, risk management, business paper functions and corporate governance. The service also captures the Office of the General Manager and Executive Group, support for Councillors and the Professional Conduct Coordinator.

Quarterly Progress Update

Ongoing support continued to be provided to the organisation with the governance, Councillor support and risk management functions. Support was provided for four ordinary Council meetings this quarter. Support was also provided for two ordinary Audit Risk and Improvement Committee (ARIC) meetings. In addition, a number of policies such as the Code of Conduct and Code of Business Ethics were adopted by Council.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Deliver the Internal Audit Program	On-Track	The 2023-2024 Internal Audit Plan is well underway. Five internal audit reports have been finalised to date with two others close to completion. The Internal Audit Plan is on track for completion of the Plan by 30 June 2024. The 2024-2025 Internal Audit Plan was endorsed by the Audit, Risk and Improvement Committee on 5 June 2024.



Information Management and Technology

Responsibility Chief Digital and Information Officer

About this Service

This service delivers digitally enabled, information driven and secure services that empower our customer community.

Quarterly Progress Update

Much of Council's on-premises technology infrastructure was nearing the end of its lifecycle. Continuing with this delivery mode would necessitate a significant investment and upgrade. The completion of the OneCouncil project allowed staff to transition several non-critical systems and corporate data storage to cloud services. Information Management and Technology have been focused primarily on undertaking this significant project which included complete migration of Microsoft Office 365, migration of our Regulation and Enforcement team to a Software as a Service offering and moving corporate data storage to the cloud.

Council has a large repository of historic data in legacy applications which was not migrated to OneCouncil. This quarter staff have investigated and implemented a solution to ensure this historic data is sustained for future analysis.

Council's Enterprise Resource Planning system, OneCouncil, was updated to a more contemporary version, 2023B. This upgrade proceeded seamlessly with little disruption to the broader organisation.

An 'Embed and Optimise' project has been initiated which will review Council's business processes and investigate how these can be better enabled though our contemporary OneCouncil toolset.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Continue to consolidate information technology systems and platforms	Complete	All tasks associated with the consolidation of information technology systems and platforms project have been completed and the OneCouncil system went live in August 2023. The closure report for this project is being developed. The project will be formally closed at the acceptance of this report.
	8	Decommissioning of the legacy systems in line with the NSW State Records Act (1998) has been incorporated into the Cloud Transformation scope. This will ensure historic data is preserved for future business analytics and in accordance with legislative requirements.
Pilot and expand the use of robust SMART technologies across Council	On-Track	The Intelligent Defect Management project has progressed by streamlining processes from the initial trial and introducing new road damage types to be repaired based off works generated from the system. This has involved a successful one-day trial of data collection, and the planning and design of staff training required to introduce the technology into the production environment.
	(9)	Sensors have been installed at the first of six pilot sites for the sportsfield monitoring trial. Continued enhancements and support have been provided for automated NSW Environment Protection Authority reporting and a significant amount of Council's memorial gardens interments have been validated. A comprehensive third party review has been completed on the Information Technology environment for Smart Cities initiatives to sustainably grow into the future. Other projects include Workplace Health and Safety reporting, prescribed dam monitoring and smart parks.



Information Management and Technology Continued

Operational Plan 2023-2024 Update			
Actions	Status	Comment	
Implement the Cyber Security Strategy	On-Track	The Australian Cyber Security Centre has re-baselined and made more stringent requirements for Level 1 Maturity against the Essential 8 Requirements. This is in response to the increasing cyber security threat internationally. As a result, work and resources required by Council to meet Level 1 Maturity has increased, with additional work required to be delivered.	
Finalise the Information Technology Cloud Transformation Program	On-Track	The migration of Council's applications and infrastructure to the cloud is now well progressed, with a number of projects complete and others nearing completion. The Migration of SharePoint Intranet to SharePoint Online is 95% complete and the replacement of Pinforce and Total Care Manager solutions with cloud versions is complete. Good progress has been made on cloud email, shared file storage and decommissioning of legacy applications. The cloud Contact Centre project is progressing through user acceptance testing and is nearing a go-live date. Migration of shared email boxes to cloud storage is now complete.	
Implement the Closed Circuit Television (CCTV) Strategy	On-Track	The Closed Circuit Television implementation is on track with the upgrade to Central Works Depot due for completion by 30 June 2024. An additional 30 cameras have been upgraded on the City Surveillance Network. A new CCTV site was established at Bald Hill Lookout during this quarter which has seen a reduction in vandalism at this site.	



Infrastructure Strategy and Support

Responsibility Manager Infrastructure Strategy and Planning

About this Service

This service includes the strategic management and technical planning of Council's infrastructure that supports all Council Services. It also includes the development and review of Council's Asset Management Strategy, Asset Management Plans, the development and delivery of rolling capital works and planned annual maintenance programs.

Quarterly Progress Update

The Infrastructure Delivery Program 2023-2024 to 2027-2028 continued to be reviewed and updated, resulting in adoption by Council on 24 June 2024.

Grant funding opportunities to support delivery of programmed works continued to be sought. During the quarter, Council applied for over \$7.5M in external funding to support the delivery of several key projects within the Infrastructure Delivery Program.

Wollongong Local Government Area experienced a significant storm event on 6 April 2024, which was subsequently declared a natural disaster, the event caused extensive damage to Council infrastructure. Council has commenced recovery efforts and is seeking funding from the joint Commonwealth-State Government Disaster Recovery Funding Arrangements (DRFA) to repair the damaged infrastructure. As of June 2024, 11 new projects have been introduced into Council's Infrastructure Delivery Program to address the damage caused from the severe weather event.

Operational Plan 2023-2024 Update		
Actions	Status	Comment
Develop and regularly review Asset Management Plans to ensure appropriate investment in Council's asset base	On-Track	A comprehensive review has been completed and an asset management plan covering all assets has been drafted. It considers the future demands, challenges and risks that influence decisions regarding investment over the lifecycle of assets. The plan includes over 180,000 assets across transport, stormwater and floodplain, open space and recreation, buildings, plant and equipment, library collection, information management and technology, and artwork. The exhibition and adoption of the plan will be coordinated with the review of the Resourcing Strategy during 2024-2025.
Seek external funding to support core services that Council provides in the Infrastructure Delivery Program	On-Track	Council has applied for external funding to support the delivery of several key projects within the Infrastructure Delivery Program. More than \$7.5M of funding has been applied for to support the delivery of projects across the city, including Darkes District Sporting and Community Hub Stage 2 and the upgrade to Wollongong Art Gallery/Town Hall buildings. Council was notified it had been awarded \$1.1M worth of infrastructure grant funding; the largest of these being a \$1M contribution towards upgrades to the Sporting Amenities at Thomas Gibson Park, Thirroul.
Progressively implement the Asset Management Improvement Program	On-Track	Our current improvement plan includes a total of 25 actions against the three focus areas of Strong Leadership; Informed Decision Making; and Robust Systems and Processes. Significant progress has been made on implementing all actions on the improvement program. A number of actions have been addressed as part of the review of the comprehensive asset management plan. A revised improvement plan, reflecting the current challenges and opportunities, has been included in the review of the asset management plan. An improvement plan that reinforces good asset management practice will continue to evolve and improve over time.



Measuring Success

Measure		Result – une 2024
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Financial Services			
Available funds	3.5% to 5.5% of Operational Revenue	\$39.4M or 11.7%	\$40.2M or 12.5%
Operating result pre capital income, including depreciation	Small Operational Surplus (average over 3 years)	-\$4.3M	-\$39.3M

Information Management and Technology	ogy		
Formal GIPA Applications Processed Within 20 Days	100%	100%	100%



ITEM 2 PRELIMINARY PRE-AUDIT FINANCIALS - 30 JUNE 2024

This report presents the preliminary pre-audit financial results for the year ended 30 June 2024. The financial result for June 2024 compared to budget is favourable for the Operating Result [pre-capital] \$9.3M. Funds Available from Operations were favourable compared to budget \$16.3M and the Total Funds Result was favourable \$19.1M compared to budget. The result includes a cash payment of \$19.4M in advance on 28 June for the 2024-2025 Financial Assistance Grant which was budgeted to be received in 2024-2025.

The Statement of Financial Position at the end of the period indicates that there is enough cash to support external restrictions.

Council has expended \$99.9M on its capital works program representing 98.03% of the annual budget. The budget for the same period was \$101.9M.

The finalisation of the financial statements is still in process. The financial result reflected in this report may be impacted by the following:

- Fair value adjustment for CivicRisk at 30 June 2024.
- Consideration of potential adjustments to the financial statements following further work of management.
- Completion of year end audit procedures by Audit Service Provider.

RECOMMENDATION

The pre-audit financials be received and noted.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

- 1 Financial Statements June 2024
- 2 Capital Project Report June 2024

This report presents the Financial Performance of the organisation for June 2024. The below table provides a summary of the organisation's overall financial results for the year.

Wollongong City Council	Original	Revised	YTD	YTD	
30 June 2024	Budget	Budget	Forecast	Actual	Variation
Forecast Position	\$M	\$M	\$M	\$M	\$M
	1-Jul	30-Jun	30-Jun	30-Jun	
Operating Revenue	319.0	304.2	304.2	321.0	16.8
Operating Costs	(330.4)	(352.8)	(352.8)	(360.3)	(7.5)
Operating Result [Pre Capital]	(11.4)	(48.6)	(48.6)	(39.3)	9.3
Capital Grants & Contributions	38.7	44.7	44.7	93.8	49.1
Operating Result	27.3	(3.9)	(3.9)	54.5	58.4
Funds Available from Operations	64.3	48.4	48.4	64.7	16.3
Capital Works	99.0	101.9	101.9	98.7	3.2
Contributed Assets	7.9	7.9	7.9	50.7	(42.8)
Transfer to Restricted Cash	11.0	14.0	14.0	14.0	-
Borrowings Repaid	2.6	2.6	2.6	2.6	-
Funded from:					
- Operational Funds	64.3	48.4	48.4	64.7	16.3
- Other Funding	56.1	61.8	61.8	104.3	42.5
Total Funds Surplus/(Deficit)	(0.2)	(16.1)	(16.1)	3.0	19.1



FINANCIAL PERFORMANCE

The June 2024 Operating Result [pre-capital] deficit of \$39.3M is a favourable variance compared to the budget deficit of \$48.6M. The preliminary pre-audit financial result is impacted by early payment of the 2024-2025 Financial Assistance Grant of \$19.4M, with the Operating Results impacted by year-end variations relating to revaluations of Infrastructure, Property, Plant & Equipment (comprehensive & indexation), reclassifications and recognition of unexpended grant income that do not impact Council's funds results, including:

•	Revenue accrual for Natural Disaster funds for the April 2024 event - Other revenues	\$2.0M (F)
•	Loss on disposal of assets	\$7.5M (U)
•	User fees & charges	\$1.5M (F)
•	Waste and Other Fees and charges	\$0.4M (F)
•	Reclassification of prior year works in progress to operational	\$4.4M (U)
•	Reclassification of current year works to operational	\$1.1M (U)
•	Affordable Housing payment from restricted asset	\$4.1M (U)
•	Impacts of the natural disaster	\$1.6M (U)
•	Overspend in employee costs	\$1.2M (U)
•	Underspend against budgets	\$4.5M (F)

The Funds Available from Operations was \$16.3M favourable which contains the Operating Result adjusted for the following:

Add:

•	Non-cash transactions	\$10.4M
Less); ;	
•	Restricted cash used in operations	\$2.6M
•	Income Transferred to Restricted Cash	\$46.5M
•	Leases repaid	\$0.3M
•	Payment of Leave	\$3.1M

The Operating Result surplus of \$54.5M is a favourable variance of \$58.4M compared to budget.

The Funds Available from Operations result is favourable by \$16.3M compared to budget. This result excludes non-cash variations and transfers to and from Restricted Assets but includes the variation in cash payments for Employee Entitlements and the \$19.4M early payment of the Financial Assistance Grant, which is not restricted. This result best represents the operational budget variations that impact our funding position and current financial capacity.

The Total Funds result at 30 June 2024 is a favourable variance of \$19.1M compared to budget.

At the end of June, the Capital Works Program had an expenditure of \$99.9M (or 98.03%) compared to a budget of \$101.9M.

FINANCIAL POSITION

Cash, Investments & Available Funds

Council's cash and investments increased during June 2024 to holdings of \$179.2M compared to \$174.0M at the end of May 2024. A significant portion of these funds are subject to restriction meaning they can only be utilised for specific purposes. As a result, Council's true available cash position is more accurately depicted by considering available funds that are uncommitted and not subject to restriction.

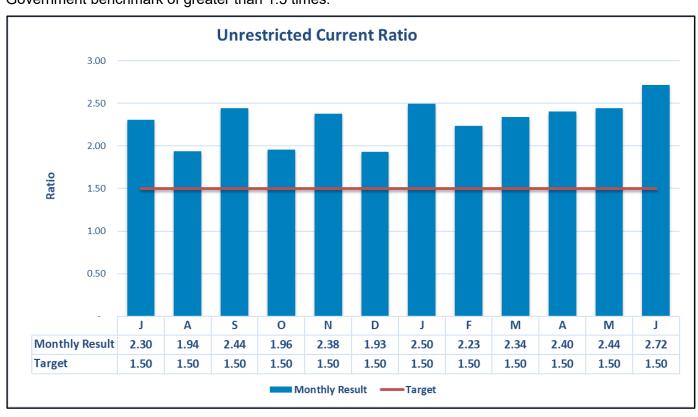


Wollongong City Council				
30 June 2024				
Cash, Investments and Available	Funds			
	Actual 2022/23	Original Budget 2023/24	Current Budget 2023/24	Actuals YTD June 2024
	\$M	\$M	\$M	\$M
Total Cash and Investments	177.2	133.3	169.9	179.2
Less Restrictions:				
External	94.2	66.0	79.6	86.9
Internal	61.7	63.8	63.9	65.8
CivicRisk Investment	2.9		2.9	2.9
Total Restrictions	158.8	129.8	146.4	155.5
Available Cash	18.4	3.5	23.5	23.7
Adjusted for :				
Payables	(22.3)	(29.7)	(30.9)	(22.9)
Receivables	33.1	27.9	27.2	32.4
Other	6.3	13.2	(0.2)	7.0
Net Payables & Receivables	17.1	11.4	(3.9)	16.5
Available Funds	35.5	14.9	19.6	40.2

External restrictions are funds that must be spent for a specific purpose and cannot be used by Council for general operations. Internal restrictions are funds that Council has determined will be used for a specific future purpose, although Council may vary that use by resolution of Council. Further details on the internal and external restrictions can be found in the Cash Flow Statement (Attachment 1).

The level of cash and investments in Council's available funds position is above the Financial Strategy target range of 3.5% to 5.5% of operational revenue (pre-capital). The increase in cash and investments is in line with anticipated cash flows.

The Unrestricted Current Ratio measures the Council's liquidity position or ability to meet short term obligations as they fall due. The below graph reflects Council's performance against the Local Government benchmark of greater than 1.5 times.





Borrowings

Council continues to have financial strength in its low level of borrowing. Council's Financial Strategy includes provision for additional borrowing in the future and Council will consider borrowing opportunities from time to time to bring forward the completion of capital projects where immediate funding is not available.

Infrastructure, Property, Plant & Equipment

The Statement of Financial Position shows that \$4.07B of assets (written down value) are controlled and managed by Council for the community at 30 June 2024.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Goal 4 "We are a connected and engaged community". It specifically delivers on the following:

Community Strategic Plan 2032		Delivery Program 2022-2026
	Strategy	Service
4.8	Council's resources are managed effectively to ensure long term financial sustainability.	Financial Services

CONCLUSION

The preliminary pre-audit financial result at the end of June is positive across all key performance indicators.



Income Statement	2023/24 Original Budget \$'000	2023/24 Current Budget \$'000	2023/24 YTD Budget \$'000	2023/24 Actual YTD \$'000	Variance \$'000
Income From Continuing Operations Revenue:					
Rates and Annual Charges	232,236	231,380	231,380	231,847	467
User Charges and Fees	39,001	37,130	37,130	38,591	1,461
Interest and Investment Revenues	5,693	10,113	10,113	10,017	(96)
Other Revenues	6,199	6,050	6,050	9,082	3,032
Rental Income	6,335	6,728	6,728	6,336	(392
Grants & Contributions provided for Operating Purposes	29,533	12,786	12,786	32,669	19,883
Grants & Contributions provided for Capital Purposes	38,728	44,732	44,732	93,847	49,115
Other Income:	0	0	0	0	C
Profit/Loss on Disposal of Assets	0	0	0	(7,533)	(7,533)
Total Income from Continuing Operations	357,724	348,919	348,919	414,856	65,936
Expenses From Continuing Operations					
	454.040	450,000	450,000	450,000	2.000
Employee Costs	154,642	159,322	159,322	156,296	3,026
Borrowing Costs Materials & Services	548	548	548	747	(199)
Other Expenses	94,923 24,537	104,679 25,389	104,679 25,389	105,902 29,443	(4,054)
Depreciation, Amortisation + Impairment	79,116	86,007	86,007	85,913	(4,034)
Labour Internal Charges	(21,106)	(20,870)	(20,870)	(16,589)	(4,281)
Non-Labour Internal Charges	(2,249)	(2,295)	(2,295)	(1,446)	(849)
NOIPEADOUI IIIEINAI CITAIges	(2,249)	(2,293)	(2,293)	(1,440)	(049)
Total Expenses From Continuing Operations	330,411	352,780	352,780	360,266	(7,485)
Operating Result	27,314	(3,861)	(3,861)	54,590	58,451
Operating Result [pre capital]	(11,414)	(48,593)	(48,593)	(39,257)	9,336
	Funding	Statement			
Net Operating Result for the Year Add back :	27,314	(3,861)	(3,861)	54,590	58,451
- Non-cash Operating Transactions	97,176	107,197	107,197	117,577	10,380
- Restricted cash used for operations	14,690	28,747	28,747	26,193	(2,554)
- Income transferred to Restricted Cash	(59,505)	(68,322)	(68,322)	(114,828)	(46,506)
Leases Repaid	(152)	(152)	(152)	(488)	(336)
Payment of Employee Entitlements	(15,251)	(15,251)	(15,251)	(18,374)	(3,123)
Funds Available from Operations	64,272	48,357	48,357	64,669	16,312
Loans Repaid	(2,564)	(2,564)	(2,564)	(2,572)	(8)
Advances (made by) / repaid to Council	0	0	0	0	0
Operational Funds Available for Capital Budget	61,708	45,793	45,793	62,097	16,304
	Capital Bud	get Statemen	it		
Assets Acquired	(99,037)	(101,861)	(101,861)	(98,704)	3,157
Contributed Assets	(7,876)	(7,876)	(7,876)	(50,703)	(42,828)
Transfers to Restricted Cash	(11,046)	(13,973)	(13,973)	(13,973)	0
Funded From : Operational Funds	61,708	45,793	45,793	62,097	16,304
- Sale of Assets	1,728	1,408	1,408	848	(560)
- Internally Restricted Cash	13,473	14,837	14,837	13,473	(1,364)
- Borrowings	0	0	0	13,473	(1,304)
- Capital Grants	22,548	22,760	22,760	21,673	(1,087)
- Developer Contributions (Section 94)	9,021	12,405	12,405	12,146	(259)
- Other Externally Restricted Cash	0	1,385	1,385	1,960	575
- Other Capital Contributions	9,326	9,050	9,050	54,166	45,116
TOTAL FUNDS SURPLUS / (DEFICIT)	(156)	(16,071)	(16,071)	2,983	19,054



WOLLONGONG CITY COUNCIL		
Statement of Financial Position		
as at 30 June 2024		
	YTD Actual	Actual
	2023/24 \$'000	2022/23 \$'000
Current Assets	\$ 000	\$:000
	44.000	44071
Cash Assets	44,900	44,371
Investment Securities	112,457	99,424
Receivables	32,417	33,100
Inventories	6,523	6,486
Current Contract Assets Other	10,770	3,795
	2,934	6,351 65
Assets classified as held for sale	U	05
Total Current Assets	210,002	193,592
Non-Current Assets		
Non Current Cash Assets	19,000	30,450
Non Current Investment Securities	2,862	2,862
Non-Current Inventories	0	0
Property, Plant and Equipment	4,068,738	3,694,901
Investment Properties	5,100	5,050
Intangible Assets	0	0
Right-Of-Use Assets	1,332	718
Total Non-Current Assets	4,097,032	3,733,981
TOTAL ASSETS	4,307,034	3,927,573
Current Liabilities		
Current Payables	22,912	22,272
Current Contract Liabilities	12,543	10,315
Current Lease Liabilities	460	129
Current Provisions payable < 12 months	17,795	16,748
Current Provisions payable > 12 months	42,119	44,689
Current Interest Bearing Liabilities	657	2,572
Total Current Liabilities	96,486	96,725
Non-Current Liabilities		
Non Current Interest Bearing Liabilities	0	657
N/C Lease Liabilities	963	655
Non Current Provisions	28,531	28,371
Total Non-Current Liabilities	29,495	29,683
TOTAL LIABILITIES	125,981	126,408
NET ASSETS	4,181,053	3,801,165
Equity	.,,	, , , , ,
Accumulated Surplus	1,561,865	1,505,002
Asset Revaluation Reserve	2,472,300	2,148,567
Restricted Assets	146,887	147,596
TOTAL EQUITY	4,181,053	3,801,165



Cash Flows and Investments		
as at 30 June 2024		
	YTD Actual	Actual
	2023/24	2022/23
	\$ '000	\$ '000
Cash Flows From Operating Activities		
Receipts		
Rates & Annual Charges	232,873	218,108
User Charges & Fees	47,543	39,728
Interest & Interest Received	11,187	3,685
Grants & Contributions	123,349	93,816
Bonds, deposits and retention amounts received	-	464
Other	20,096	21,335
Payments		
Employee Benefits & On-costs	(142,148)	(135,712
Materials & Contracts	(116,550)	(108,385
Borrowing Costs	(127)	(217
Bonds, deposits and retention amounts refunded	-	(529
Other	(26,273)	(18,284
Net Cash provided (or used in) Operating Activities	149,950	114,009
Cash Flows From Investing Activities	110,000	,
Receipts		
Sale of Investments	07.040	20.004
	37,813	36,301
Sale of Investment Property		
Sale of Real Estate Assets	0.40	
Sale of Infrastructure, Property, Plant & Equipment	848	1,451
Payments:		
Purchase of Investments	(40,702)	(34,248
Purchase of Investment Property	(100)	-
Purchase of Infrastructure, Property, Plant & Equipment	(144,277)	(103,140
Net Cash provided (or used in) Investing Activities	(146,418)	(99,636
Cash Flows From Financing Activities		
Payments:		
Repayment of Borrowings & Advances	(2,572)	(3,714
Repayment of Finance Lease Liabilities	(431)	(406
, ,		
Net Cash Flow provided (used in) Financing Activities	(3,003)	(4,120
Net Increase/(Decrease) in Cash & Cash Equivalents	529	10,253
plus: Cash & Cash Equivalents - beginning of year	44,371	34,118
plus: Investments on hand - end of year	134,319	132,736
pido. Investmento un natiu - enu ui year	154,519	132,730
Cash & Cash Equivalents and Investments - year to date	179,219	177,107

WOLLONGONG CITY COUNCIL		
Cash Flows and Investments		
as at 30 June 2024		
	YTD Actual 2023/24 \$ '000	Actual 2022/23 \$ '000
Total Cash & Cash Equivalents and Investments - year to date	179,219	177,107
Attributable to:		
External Restrictions (refer below)	86,881	94,28
Internal Restrictions (refer below)	65,774	61,68
Unrestricted	26,564	21,14
	179,219	177,10
External Restrictions	,	
Developer Contributions	55.949	45,10
RMS Contributions	422	2,15
Specific Purpose Unexpended Grants	11,730	20,29
Special Rates Levy Wollongong Mall	962	72
Special Rates Levy Wollongong City Centre	94	ç
Local Infrastructure Renewal Scheme	-	
Unexpended Loans	924	88
Domestic Waste Management	5,321	6,88
Private Subsidies	6,943	6,84
Housing Affordability	3,029	8,38
Stormwater Management Service Charge	1,507	2,90
Total External Restrictions	86,881	94,28
Internal Restrictions		
Property Investment Fund	5,396	9,53
Strategic Projects	32,991	27,18
Sports Priority Program	524	89
Car Parking Stategy	1,223	1,34
MacCabe Park Development	2,040	1,89
Darcy Wentworth Park	18	1
Garbage Disposal Facility	10,854	10,08
West Dapto Development Additional Rates	12,027	10,06
Natural Areas	173	17
Lake Illawarra Estuary Management Fund	528	50
Total Internal Restrictions	65,774	61,68



Notes to the Financial Statements:

While reviewing the information presented through this report, it should be noted that Council has elected to process additional transactions that vary from the accounting standards applied to year end reports to ensure the information at monthly intervals provides support to the decision-making and monitoring process. These transactions are summarised below:

- Timing of the recognition of Rates income under AASB 1058, the Rates income is required to be recognised when it is raised. Through the monthly financial reports, the income has been spread across the financial year.
- Timing of the recognition of Financial Assistance Grant under AASB 1058, the Financial Assistance Grant is required to be recognised on receipt. Through these financial reports, the income is spread across the financial year.





12 August 2024



Commentary on June 2023-2024 Capital Budget Report

On 26 June 2023, Council approved a capital budget for 2023-2024 of \$99.037M which was adjusted to \$101.861M at the end of May. The Capital Budget Report consists of the final expenditure verse final capital budget for each Capital Budget Program as detailed in the attached financial report and commentary below.

Council achieved expenditure at the end of June 2024 of \$99.853M which is 98.03% of the initial capital budget for 2023-2024. Note this expenditure figure includes current year capital work in progress that was subsequently moved to operating.

Listed below is a summary of the significant variations between the final capital budget and corresponding end of financial year expenditure.

Program	Final Expenditure v Budget - Commentary on Significant Variations
Bridges, Boardwalks and Jetties	Youngs Creek footbridge & Bellambi Lagoon carpark footbridge not fully completed by 30 June.
West Dapto Infrastructure Expansion	Design accelerated due to obtaining various approvals for West Dapto Road – Yard Street to Shone Avenue (Stages 2-5) project.
Footpaths	Costs transferred from Stuart Park Accessibility Enhancement to Stuart Park All-Access, All-Abilities Playground to ensure assets were recognised within the asset register and costs capitalised correctly.
Cycle/Shared Paths	Portion of costs for the Beacon Ave; Showground to Coastline Cycleway project could not be capitalised thus transferred to maintenance.
	Design costs under budget for Throsby Drive – Foley Street to Flinders Street due to delays with planning approvals.
Commercial Centre Upgrades - Footpaths and Cycleways	Finalising project costs for Helensburgh Village Centre Stage 3 and Safer Cities: Her Way program.
Carpark Reconstruction or Upgrading	Portion of project costs for South Depot Carpark & Dapto Swimming Pool Carpark could not be capitalised thus transferred to maintenance.
	Austinmer Beach Carpark not fully complete by 30 June.
Floodplain Management	Construction delays due to inclement weather and latent site conditions (unsuitable foundation materials) for the Bellambi Gully Flood Mitigation project.
Stormwater Management	Portion of costs for 84 Emerson Road pit reconstruction project could not be capitalised thus transferred to maintenance.
	The 257 Paynes Road, Dombarton, project was completed under budget. Two pipe relining projects were delayed due to contractor capacity.
Cultural Centres (IPAC, Gallery, Townhall)	Portion of costs for IPAC Bruce Gordon Theatre Seating and Carpet project could not be capitalised thus transferred to maintenance.
Administration Building	Level 5 office fit out not fully completed by 30 June.
Community Buildings	Portion of costs for the Old Courthouse Roof Replacement project could not be capitalised thus transferred to maintenance.
Public Facilities (Shelters, Toilets etc.)	Costs transferred from Stuart Park Shelter Renewal to Stuart Park All-Access, All-Abilities Playground to ensure assets were recognised within the asset register and costs capitalised correctly.
	Reed Park (dog exercise) shelter not completed due to contractor delays.





12 August 2024



Program	Final Expenditure v Budget - Commentary on Significant Variations
Memorial Gardens and Cemeteries - Upgrades and Renewal	Scarborough Cemetery Memorial Gardens project completed under budget.
Play Facilities	Costs transferred from Stuart Park Accessibility Enhancement and Stuart Park Shelter Renewal to Stuart Park All-Access, All-Abilities Playground to ensure assets were recognised within the asset register and costs capitalised correctly.
Recreation Facilities	Fenced Off-Leash Area, Central project delayed due to ongoing community engagement.
Sporting Facilities	Recognised contributed asset costs exceeded the estimated amount for lan McLennan Park Amenities.
Treated Water Pools	Design costs under budget for project Helensburgh Pool Upgrade.
Whytes Gully New Cells	Construction delays due to inclement weather and latent site conditions for central ridge excavation and Whytes Gully new cell stage 2b-2.
Motor Vehicles	Delivery of vehicles arrived prior to 30 June.
Mobile Plant (trucks, backhoes etc.)	Delays in delivery of plant and equipment ordered for delivery by 30 June.
Information Technology	Delays in delivery of IT hardware ordered for delivery by 30 June.
Land Acquisitions	Land acquisition completed under budget.





12 August 2024



	CA		PROJECT eriod ended 28		T		
	\$'0		\$'000			\$1000	0
	CURRENT	BUDGET	WORKING B	UDGET		VARIAT	ION
ASSET CLASS PROGRAMME	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING	YTD EXPENDITURE	EXPENDITURE	OTHER FUNDING
Roads And Related Assets							
Traffic Facilities	1,764	(1,036)	1,764	(1,036)	1,778	0	(0)
Public Transport Facilities	1,083	(273)	1,083	(273)	1,074	0	0
Roadworks Bridges, Boardwalks and Jetties	14,376 2,177	(4,789) (1,197)	14,376 2,177	(4,789) (1,197)	14,429 2,026	0	(0)
TOTAL Roads And Related Assets	19,400	(7,295)	19,400	(7,295)	19,307	0	0
West Dapto							
West Dapto Infrastructure Expansion	3,672	(3,672)	3,672	(3,672)	3,908	(0)	0
TOTAL West Dapto	3,672	(3,672)	3,672	(3,672)	3,908	(0)	0
Footpaths And Cycleways							
Footpaths	5,231	(2,373)	5,231	(2,373)	4,779	0	(0)
Shared Paths Commercial Centre Upgrades - Footpaths and Cyclewa	4,412 3,664	(697) (519)	4,412 3,664	(697) (519)	4,235 4,014	(0)	0
TOTAL Footpaths And Cycleways	13,307	(3,590)	13,307	(3,590)	13,028	0	0
Carparks							
Carpark Construction/Formalising	85	0	85	0	71	0	0
Carpark Reconstruction or Upgrading TOTAL Carparks	490	0	490	0	318	(0)	0
TOTAL Carparks	575	0	575	0	390	(0)	0
Stormwater And Floodplain Manageme							
Floodplain Management Stormwater Management	5,029 4,883	(4,530) (418)	5,029 4,883	(4,530) (418)	4,917 4,460	0	0
Stormwater Treatment Devices	30	0	30	0	15	0	0
TOTAL Stormwater And Floodplain N	9,942	(4,948)	9,942	(4,948)	9,392	0	0
Buildings							
Cultural Centres (IPAC, Gallery, Townhall)	480	0	480	0	423	0	0
Administration Buildings Community Buildings	500 5,601	(100) (1,331)	500 5,601	(100) (1,331)	416 5,498	0 (0)	(0)
Public Facilities (Shelters, Toilets etc.)	210	(30)	210	(30)	97	0	0
TOTAL Buildings	6,791	(1,461)	6,791	(1,461)	6,435	0	(0)
Commercial Operations							
Tourist Park - Upgrades and Renewal	265	0	265	0	242	0	0
Memorial Gardens and Cemeteries - Upgrades and Re Leisure Centres & RVGC	585 50	0	585 50	0	497 55	0	0
TOTAL Commercial Operations	900	0	900	0	794	0	0
Parks Gardens And Sportfields							
Play Facilities	2,147	(1,170)	2,147	(1,170)	2,472	(0)	0
Recreation Facilities	1,823	(1,248)	1,823	(1,248)	1,780	0	0
Sporting Facilities	15,091	(8,827)	15,091	(8,827)	15,463	(0)	0
TOTAL Parks Gardens And Sportfield	19,060	(11,244)	19,060	(11,244)	19,715	0	0
Beaches And Pools							
Beach Facilities Rock/Tidal Pools	82 133	0	82 133	0	82 136	0	0
Treated Water Pools	418	(40)	418	(40)	352	0	0
TOTAL Beaches And Pools	633	(40)	633	(40)	570	0	0
Waste Facilities							
Whytes Gully New Cells	5,269	(5,269)	5,269	(5,269)	4,507	0	0
TOTAL Waste Facilities	5,269	(5,269)	5,269	(5,269)	4,507	0	0





12 August 2024



	C.		PROJECT eriod ended 28		Т		
	\$'0		\$'000			\$'000	1
	CURRENT		WORKING B			VARIAT	
	CURRENT	BUDGET	WORKING B	UDGET		VARIAT	ION
ASSET CLASS PROGRAMME	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING	YTD EXPENDITURE	EXPENDITURE	OTHER FUNDING
Fleet							
Motor Vehicles	1,700	(896)	1,700	(896)	1,787	0	
TOTAL Fleet	1,700	(896)	1,700	(896)	1,787	0	
lant And Equipment							
Mobile Plant (trucks, backhoes etc.)	2,395	(512)	2,395	(512)	2,183	0	
TOTAL Plant And Equipment	2,395	(512)	2,395	(512)	2,183	0	
nformation Technology							
Information Technology	1,389	0	1,389	0	1,287	0	
TOTAL Information Technology	1,389	0	1,389	0	1,287	0	
ibrary Books							
Library Books	1,340	0	1,340	0	1,345	0	
TOTAL Library Books	1,340	0	1,340	0	1,345	0	
Public Art							
Art Gallery Acquisitions	100	0	100	0	95	0	
TOTAL Public Art	100	0	100	0	95	0	
and Acquisitions							
Land Acquisitions	12,479	(12,479)	12,479	(12,479)	12,266	0	
TOTAL Land Acquisitions	12,479	(12,479)	12,479	(12,479)	12,266	0	
Ion-Project Allocations							
Capital Project Contingency	2,909	0	2,909	0	0	(0)	
TOTAL Non-Project Allocations	2,909	0	2,909	0	0	(0)	
lot Applicable							
Not Applicable	0	0	0	0	59	0	
TOTAL Not Applicable	0	0	0	0	59	0	
GRAND TOTAL	101,861	(51,406)	101,861	(51,406)	97,066	(0)	



ITEM 3 DRAFT ALLANS CREEK FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN

The Wollongong Local Government Area is naturally prone to flooding due to our unique topography as water travels down the escarpment toward the ocean.

The draft Allans Creek Floodplain Risk Management Study and Plan (FRMSP) is the subsequent plan developed from the Flood Study adopted in 2019. The draft FRMSP was prepared in accordance with the New South Wales (NSW) Flood Prone Land Policy and the principles of the NSW Government's Flood Risk Management Manual (2023). The FRMSP reviewed options for managing the flood risk for the suburbs of Mount Keira, Figtree, Cordeaux Heights, Mount Kembla, Unanderra, Farmborough Heights, Port Kembla, Mangerton, and Mount St Thomas.

The draft Allans Creek Floodplain Risk Management Study and Plan was publicly exhibited from 4 September to 9 October 2023. Council received 211 submissions which commented on various aspects of the draft Study and Plan. Most residents were supportive of the recommended options within the draft Study and Plan. It is recommended that the Allans Creek Floodplain Risk Management Study and Plan be adopted.

RECOMMENDATION

The Allans Creek Floodplain Risk Management Study and Plan be adopted.

REPORT AUTHORISATIONS

Report of: Nathan McBriarty, Manager Infrastructure Strategy + Planning

Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

- 1 Location Plan Allans Creek Catchment
- 2 Central Area Floodplain Risk Management Committee Meeting Minutes 3 April 2024
- 3 Executive Summary Allans Creek Floodplain Risk Management Study and Plan
- 4 Engagement Report Managing Flood Risk in the Allans Creek Catchment (2023)

BACKGROUND

The Allans Creek Flood study (2006) was reviewed and updated in the revised Flood Study (2019) to account for changes associated with Council's Blockage Policy (2016). The Flood Study (2019) provides the most up-to-date information on flooding for the catchment and provided the basis for the draft Allans Creek Floodplain Risk Management Study and Plan.

The NSW Government's Flood Risk Management Manual (2023) provides a framework to ensure the sustainable development and activation of floodplain environments and incorporates the NSW Flood Prone Policy. Under the Policy, planning for flood liable land is led by Local Government, with State Government subsidising flood mitigation works and providing specialist technical advice to assist Councils in performing their floodplain management responsibilities. The Policy provides for technical and financial support by the State Government through five sequential stages:

- Flood Study Determines the nature and extent of flooding.
- 2. Floodplain Risk Management Study Evaluates risks and management options for the floodplain in respect of both existing and proposed development.
- 3. Floodplain Risk Management Plan Development of a plan of management for the floodplain based on the evaluation work in the Floodplain Risk Management Study.
- 4. Implementation of the Plan Taking action to implement the agreed flood modification measures, response modification measures, and property modification measures.
- 5. Review Reviews are recommended on average every 5-10 years and in response to significant changes or events.

The draft Allans Creek Floodplain Risk Management Study and Plan was prepared in accordance with the NSW Government's Flood Risk Management Manual (2023) and the Australian Rainfall and Runoff



2019 guidelines. It includes a review of the 2006 Allans Creek Floodplain Risk Management Study and Plan.

The preparation of this Study and Plan has been overseen by the Central Area Floodplain Risk Management Committee, comprising membership of Councillors, community representatives and State Government agencies.

On 3 April 2024, an overview of the draft Allans Creek Floodplain Risk Management Study and Plan was presented to the Central Area Floodplain Risk Management Committee, and the Committee recommended the report be adopted by Wollongong City Council (refer Attachment 2).

PROPOSAL

It is proposed that Council adopt the draft Floodplain Risk Management Study and Plan for the Allans Creek catchment. This will enable Council to implement identified priority options and seek funding from the State Government.

Implementation of identified options in the Plan is estimated to cost in the order of \$12.7M, based on current cost estimates. Funding for specific options will be prioritised and considered in future budgeting cycles against works from all Floodplain Risk Management Studies and Plans. Executive Summaries of the 'Draft Floodplain Risk Management Study and Plan' are included as Attachment 3.

After the adoption of the Floodplain Risk Management Study and Plan, the following actions will be undertaken:

- Incorporate the Flood Risk Precinct Mapping into Council's Geographical Information System (GIS).
- Update the relevant Section 10.7 Planning Certificate codes relating to flooding.
- Update the Flood Planning Levels (FPL).
- Update the relevant sections within the Wollongong DCP 2009. Prepare grant submissions to State and Federal Government seeking assistance to implement options within the implementation plan; and
- Commence the implementation of the plan (subject to funding).

CONSULTATION AND COMMUNICATION

The draft Allans Creek Floodplain Risk Management Study and Plan was developed through consultation with the local community, a Technical Working Group, and the Floodplain Risk Management Committee. The draft Allans Creek Floodplain Risk Management Study and Plan was publicly exhibited from 4 September to 9 October 2023.

Consultation occurred via:

- Distribution of over 5,800 newsletters and questionnaires/feedback forms to all residents, businesses, and property owners within the floodplain area at the commencement of the public consultation phase to give the opportunity to provide feedback.
- Media release and notice in the Illawarra Mercury.
- Council's website.
- Public exhibition and community information session.
- Emails/letters to Neighbourhood Forum 5 and 7.
- Emails/letters to other stakeholders including State Government agencies, schools, and business and industry bodies.
- Social media posts.
- Meetings of the Floodplain Risk Management Committee.
- Meetings of the Technical Working Group.



The exhibition project webpage was viewed 298 times and reports were downloaded 167 times.

Council received a total of 211 submissions (95 hardcopy surveys, 19 on-line surveys, 5 emails, 77 submissions at the community information sessions and 15 Aboriginal community submissions). The key themes from the submissions were creek maintenance and erosion concerns, Development Application (DA) issues, flood insurance premiums, specific location issues, infrastructure and environmental considerations and the widening of Byarong Creek. The submissions are summarised in Council's Engagement Report (Attachment 4). Most residents were supportive of the recommended options within the draft Floodplain Risk Management Study and Plan.

Drop-in Community Information Session

A drop-in community information session took place on 13 September 2023 at Figtree Community Hall from 3:30pm to 6:30pm and was attended by 77 community members. Attendees were given the opportunity to ask questions to the engineers working on this project and provide comments on the proposed options.

Aboriginal Stakeholder Meetings

Meetings with Aboriginal Traditional Custodians and knowledge holders were held between 1 September to 23 October 2023. The engagement supported a preference for debris control structures if placed over existing culverts and concreted areas. There were concerns about impacting natural creek areas and questions about the installation process and appropriate structure heights. A request was made for Council to explore natural systems like reeds and vegetation as a strategy to mitigate water flow speed. Elders were concerned about hard infrastructure impacting biodiversity, with consideration for environmental impacts urged. The proposed widening of Byarong Creek caused alarm due to its connection to sacred sites and potential consequences for water flow and flooding. A site review and on-site monitoring were requested should this option be pursued.

Central Floodplain Risk Management Committee

On 3 April 2024, an overview of the draft Allans Creek Floodplain Risk Management Study and Plan was presented to the Central Floodplain Management Committee. The Committee recommended the report be adopted by Wollongong City Council (refer Attachment 2).

Outcome of Community Consultation

Comments from the community and from State Government agencies have been reviewed and, where appropriate, incorporated into the final version of the Allans Creek Floodplain Risk Management Study and Plan.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1 – We value and protect our environment. It specifically delivers on the following:

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
1.3 Increase our resilience to natural disasters and a changing climate to protect life, property and the environment.	Stormwater Services

SUSTAINABILITY IMPLICATIONS

The recommended options within the draft Allans Creek Floodplain Risk Management Study and Plan have been assessed on the principles of sustainability in social, environmental, cultural, and economic terms using a multi-criteria assessment.

RISK MANAGEMENT

The draft Allans Creek Floodplain Risk Management Study and Plan provides a better understanding of the flood behaviour and flood risk on the existing and future communities within the catchment and provides ways to manage flood risk efficiently and effectively into the future.



FINANCIAL IMPLICATIONS

The preparation of this Floodplain Risk Management Study and Plan has cost \$217,558 (GST inclusive); with approximately two thirds being funded by the State Government (\$131,853). Implementation of all options within the Floodplain Risk Management Plan is estimated to cost in the order of \$12.7M based on current cost estimates. Allocation of funds to priority options will be considered in future budgeting cycles.

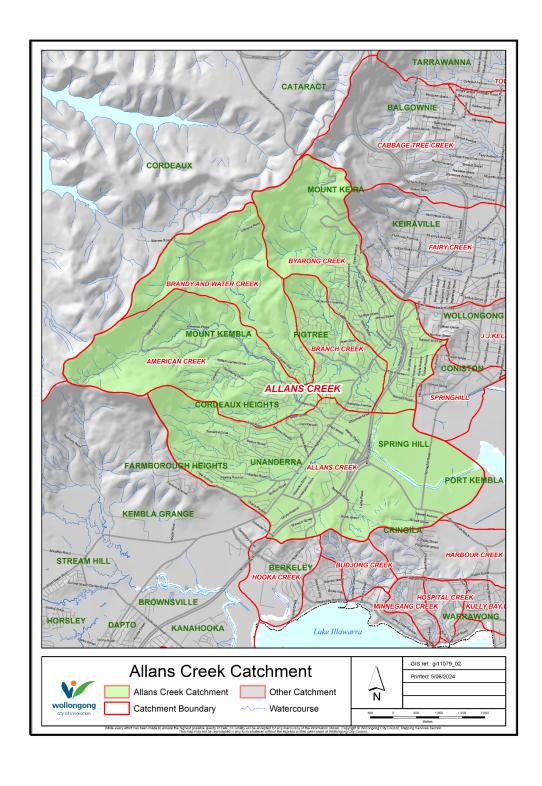
Pending adoption of the Floodplain Risk Management Study and Plan, applications to State and Federal Governments will be made for financial assistance to implement options within the Floodplain Risk Management Plan. Where successful, grants are usually provided in the ratio of 2:1 (two parts Government, one part Council).

CONCLUSION

The draft Allans Creek Floodplain Risk Management Study and Plan has been prepared with the cooperation, assistance, and support of many stakeholders, including community members and State Government representatives.

Council's endorsement of the draft Allans Creek Floodplain Risk Management Study and Plan will allow the implementation of appropriate flood risk management strategies such as planning controls, emergency response measures, education, and infrastructure solutions that will benefit the community and businesses within the catchment. The report and associated flood data will be uploaded to the NSW Flood Data Portal so it can be publicly accessed, with the aim of providing an improved understanding of flood behaviour and flood risk while supporting future flood mitigation decision making within Allans Creek catchment.





Meeting Minutes 3 April 2024





Item 3 - Attachment 2 - Central Area Floodplain Risk Management Committee

MINUTES

FLOODPLAIN RISK MANAGEMENT COMMITTEE (CENTRAL AREA)

at 4.00 pm

Tuesday, 3 April 2024

In Attendance

Cr J Dorahy (Chair), Cr T Brown, Cr C Blakey, Nathan McBriarty - Manager Infrastructure Strategy and Planning (Acting), Ali Sevenler - Floodplain Management Engineer, Yelia Pandika - Floodplain Management Engineer, Petar Milevski - Floodplain Management Engineer, Motiur Rahman - Floodplain Management Engineer, David Green - Land Use Planning Manager, Clare Robinson - Emergency Management Officer, Glenda Fewings - Administration Officer, Shaza Raini - Department of Planning Industry and Environment, Oscar Garratt - Rhelm, Leon Collins - Advisian, Felix Taaffe - GRC Hydro, Stuart Milling - Transport for NSW, Andrew Monk - Transport for NSW, Jean Groves - Neighbourhood Forum Representative, David Hearne - Community Representative.









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Meeting Minutes 3 April 2024





Item 3 - Attachment 2 - Central Area Floodplain Risk Management Committee



1 STANDING AGENDA ITEMS

1.1 Welcome and Introduction

In line with NSW Health guidlelines about Novel Coronavirus, we have made some changes to the way we are engaging the community, to keep our staff and people in our community safe. Instead of having face-to-face conversations with people, meetings are currently being conducted via Teams.

1.2 Acknowledgement of Country

The traditional owners of the land were acknowledged.

1.3 Apologies

Apologies were received and accepted on behalf of M Mariner.

1.4 Disclosures of Interests

Nil

1.5 Confirmation of Minutes of Previous Meeting

The Minutes of the Meeting held on 19 July 2023 were accepted by the Committee.

2 FLOOD MANAGEMENT UPDATE

2.1 Allans Creek Floodplain Risk Management Study and Plan

Public exhibition of the draft Allans Creek Floodplain Risk Management Study and Plan was completed on 9 October 2023. Following the closure of the exhibition period, the submissions received from the community were consolidated/reviewed.

An update on the progress of this project was presented by the consultants from Rhelm. The presentation outlined:

- 1. The Project Scope
- 2. Work Completed to Date
- 3. Public Exhibition Outcomes:
 - 211 Submissions received
 - 77 Attendees at drop in session
 - The key themes included creek maintenance and erosion concerns, development application approvals, flood insurance premiums, council responsiveness, specific location issues, individual property concerns, community education and widening of Byarong Creek upstream and downstreamof the Princes Highway.

Cr J Dorahy questioned the risk options for Byarong Creek and channel widening – where on Byarong would this be located? Oscar advised widening upstream of Princes Highway and further explained that properties have been purchased through the voluntary purchase scheme. A detention basin to offset impacts down near Figtree Oval would be challenging and would not stack up in terms of the cost benefit ratio.

Action: It is proposed that the committee recommend that Council adopt the Allans Creek Floodplain Risk Management Study and Plan (2024).

Moved by Cr T Brown

Nil Objections







2.2 Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan

Public exhibition of the draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan was completed on 16 October 2023. Following the public exhibition, the submissions received from the community were consolidated/reviewed.

An update on the progress of this project was presented by the consultants from Advisian. The presentation outlined:

- 1. The Project Scope
- 2. Work Completed to Date
- 3. Public Exhibition Outcomes

Jean questioned if the reason for James Pearson Park not going ahead was because of the cost factor? Leon advised the benefit in terms of the traffic down stream did not add up economically as there was limited space to detain water and the impacts of this on flooding down stream.

Cr Dorahy noted that the view on page 10, figure 8.3 of the presentation, does highlight flooding, a higher number of properties are flooded in this catchment compared with the Allans Creek catchment. Leon noted he had not looked in detail at the Allans Creek study but noted flooding was relatively broad. Cr J Dorahy asked who looks after the flood warning monitoring and trigger levels and the the implemtation of these functions is it the SES or WCC? Leon advised in terms of flood warning it would be BOM warnings, council does have some work under way and systems to place. Ali advised Council has Flood Aware which is a flash flood warning system however these can be precarious and we do not want a system that will warn people of every rainfall event, council is still investigating options — there is not simple solution. Nathan advised Council knows there are other means and measures and at the moment the team are providing You Tube videos for managing safety and the communications team have released these in multiple languages to help with prevention.

Jean advised water flows under James Pearson Park in the privately owned creek – the Williams Street creek between Chalmers and Williams Street - and this takes a lot of water in a big downpour, with the owners expected to keep this clear and clean. In this area of the creek there are huge concrete blocks, would council ever consider helping the owners as a one off to get these out of the creek with their machinery? Nathan advised 60% of water courses are private and therefore we need to be careful as a one off opportunity would normally be as a response to an emergency, without an emergency we could be asked to do on all private land and this is not feasible. Jean advised if council is happy to use the creek as a drainage system then council have a responsibility and conscience to help these property owners as its to councils benefit to remove the concrete blocks. Cr J Dorahy advised he understands the position however potentially there could be an option for council to provide advice on creek improvements.

Cr C Blakey advised College Place has a transient population and therefore there is not alot of knowledge in place for these residents and they are only targeted on an emergency basis. Is there something we can do? Nathan advised we can definately look at this and target locations once the plan is adopted.

Cr J Dorahy asked could Memorial Drive culvert upgrades be widened or expanded, would this be quite costly, would this come under state government as it is a state road? All advised this plan would be Transport for NSW (TfNSW) and Andrew advised TfNSW would fund this out of its own funds and not apply for grant money. Andrew advised he had a quick glance at the costing and TfNSW would need to assess to see if it would be financially viable.

Cr C Blakey advised she has heard from residents re McMahon Place as they are concerned with the impact of an environmental basin – Leon advised it was not on this project. Motiur advised this will be covered under Item 2.3 - McMahon Basin.

Action: It is proposed that the committee recommend that Council adopt the Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (2024).

Moved by Cr T Brown

Nil Objections



Item 3 - Attachment 2 - Central Area Floodplain Risk Management Committee Meeting Minutes 3 April 2024





2.3 Wollongong City Floodplain Risk Management Study and Plan

The final draft Wollongong City FRMS&P has been prepared by Council's consultant. An update on the progress of this project was presented by the consultants from GRC Hydro and covered:

- 1. Previous and current modelling.
- 2. The status of flood risk management plan measures.
- 3. An updated floodplain risk management plan.
- 4. Flood Mitigation.
- 5. Voluntary house raising and voluntary house purchase.
- 6. Flood modification measures.
- 7. Next Steps:
 - 1. Committee endorses public exhibition.
 - 2. Finalise report for public exhibition.
 - 3. Public exhibition and receipt of feedback.
 - 4. Incorporate feedback and finalise report for council adoption.

Andrew questioned if the road raising exercises had been assessed for what the affects upstream would be? Felix advised yes, I can show the impacts however it does not indicate impacts on properties as there are proposed road raising and culvert upgrades. Andrew questioned is this due to the flat nature of the downstream area? Felix advised, yes and it can get through and as the 3 locations do not have a huge upstream catchment it makes it more achievable.

Jean asked does the area of 1.8km that is very flat where the water slows down have a solution to speed up the water and clear it faster? Felix advised there are several options being looked at however nothing has been decided as yet; vegetation, earthworks in the park; can the water be drained somewhere else were all looked at.

Cr J Dorahy advised at the golf course at the end of Spring Hill Road there was a creek, has it ever been looked at as a more effective solution to have it reinvented than to raise the level of the road? Felix advised it was looked at in the 2015 study and it was a natural low point that would take flow and the constraints were going west to east; there was ecological impact for a large area and there would be a need for ongoing dredging for the required outlet and the cost was noted to be very high.

Cr T Brown asked for the options and if there had been any ball park costings on these options? – Felix advised costs estimates were not provided for three of the options for Spring Hill Road due to being TfNSW infrastructure. Andrew Monk advised cost will be significant and one of the option presents constraints with the railway over-bridge.

Action: It is proposed that the Committee recommend exhibition of the draft plan to the community.

Moved by Cr T Brown

Nil Objections

2.4 Detailed Design of McMahon Basin

Council did a concept design a couple of years ago:

- Stage 1: Data Collection
- Stage 2: Design Development Phase is ongoing

Once this has been finalised Council will seek committee consultation before going out to public consultation (limited to the directly impacted properties in the vincinty of the works)

Cr C Blakey and Stuart Milling raised environmental issues in this area. Motiur has forwarded to consultant to be considered in the report.

Meeting Minutes 3 April 2024



FLOODPLAIN RISK MANAGEMENT COMMITTEE -**MINUTES**

CENTRAL AREA

Item 3 - Attachment 2 - Central Area Floodplain Risk Management Committee



Allans Creek - Debris Control Structure at The Avenue (Figtree Oval) Design

Ali advised Northrope have been engaged and they are on track for delivering the design this financial year, 2023/2024.

Cr C Blakey asked if the potential bridges to connect to Figtree Oval needed to have the flood risk study first and does this now open up options for creek bridges to provide connectivey? Ali advised there is no specific proposal in that area - any proposed bridge will require a flood impact assessment to quantify flood impacts to the surrounding area.

GENERAL BUSINESS

3.1 **Business Arising from Previous Minutes**

Nil

NEXT MEETING

The date of the next meeting is to be advised.

CLOSE MEETING

The meeting closed at 5.34pm

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Allans Creek Floodplain Risk Management Study

Executive Summary

The Allans Creek Floodplain Risk Management Study (FRMS) has been prepared for Wollongong City Council (Council) in accordance with the New South Wales (NSW) Flood Prone Land Policy and the principles of the Flood Risk Management Manual (NSW Government, 2023). This will allow Council to better manage the existing, continuing and future flood risk to the community around the suburbs of Mount Keira, Figtree, Cordeaux Heights, Mount Kembla, Unanderra, Farmborough Heights, Port Kembla, Mangerton and Mount St Thomas through identifying mitigation strategies in the Allans Creek catchment, to ensure the safeguarding of residents, properties and other infrastructure.

Background

This study has considered the 2006 Floodplain Risk Management Plan and revised modelling has utilised the hydrological and hydraulic models developed as part of the Allans Creek Flood Study (Advisian, 2019).

Objectives

A key objective for this project was to provide understanding of flood risk and management within the Allans Creek catchment.

This study is intended to be used to:

- Identify measures to reduce the risk of flooding impacts on the community
- Reduce the manageable impact and risk of flooding on the community

Item 3 - Attachment 3 - Executive Summary - Allans Creek Floodplain Risk

- Assist in informing the community of flood risks in the study area
- Inform Council planning guidelines for the study area.

The outcomes of this FRMS are presented in the Floodplain Risk Management Plan (FRMP) which documents and conveys the decisions on the management of flood risk into the future. The FRMP outlines a range of measures to manage existing, future and residual flood risk effectively and efficiently. This includes a prioritised implementation strategy; what measures are proposed and how they will be implemented.

Flood Model Update

The Allans Creek Flood Study (Advisian, 2019) was updated through a revision to the hydrological model and additional calibration of flood events. An update of the hydrology inputs and analysis approach to Australian Rainfall and Runoff 2019 (ARR2019) was also undertaken. The hydraulic model was updated to reflect current catchment condition and validated against historic events. The modelling approach was updated to reflect current best practice.

Property Flooding and Flood Damages

An assessment of economic damages has been undertaken to quantify the existing flood damages based on design flood events within the study area. The results are summarised in Table i.

The average annual damages (AAD) for the Allans Creek floodplain under existing conditions is \$7.96 million. Over a 50-year assessment period and under a seven per cent discount rate, this is equivalent to a Net Present Value (NPV) of \$109.8 million. These damages were calculated based on the tangible damages only.





Allans Creek Floodplain Risk Management Study

Table i Existing damages assessment results

	Over Ground Flooding	Over Floor Flooding	Max Over Floor Depth (m)	Total Damages (\$2022)¹
PMF				
Residential	1,461	941	6.14	\$199,847,223
Commercial	135	106	3.71	\$22,775,884
Industrial	91	89	4.63	\$44,441,175
Total	1,687	1,136	-	\$287,049,004 ⁽²⁾
1% AEP				
Residential	823	278	3.46	\$50,723,327
Commercial	79	103	1.21	\$5,592,833
Industrial	54	51	2.26	\$20,275,305
Total	956	432	-	\$81,663,797 ⁽²⁾
5% AEP				
Residential	509	102	3.34	\$20,849,898
Commercial	47	50	1.04	\$2,533,034
Industrial	31	22	1.30	\$2,279,728
Total	587	174	-	\$27,747,650 ⁽²⁾
20% AEP				
Residential	342	54	3.09	\$9,465,813
Commercial	35	31	0.76	\$1,613,539
Industrial	17	14	0.29	\$1,013,839
Total	394	99	-	\$13,039,773 ⁽²⁾

¹During the time of analysis latest CPI (Consumer Price Index) for 2023 was unavailable.

Flood Risk Management - Options Assessment

Flood risk is a combination of the likelihood of occurrence of a flood event and the consequences of that event when it occurs. It is the human interaction with a flood that results in a flood risk to the community. This risk will vary with the frequency of exposure to this hazard, the severity of the hazard, and the vulnerability of the community and its supporting infrastructure to the hazard. Understanding this interaction can inform decisions on which measures to use in managing flood risk.

Measures available for the management of flood risk can be categorised according to the way in which the risk is managed. There are three broad categories of management:

- Flood modification measures options aimed at preventing/avoiding or reducing the likelihood of flood risks through modification of flood behaviour in the catchment.
- Property modification measures options focused on preventing/avoiding or reducing the
 consequences of flood risks. Rather than necessarily modify flood behaviour, these options aim to
 modify existing properties (e.g. by house raising) and/or impose controls on property and

²Total Damages includes Infrastructure damage uplift which is 10% of residential damages.





Allans Creek Floodplain Risk Management Study

infrastructure development for future properties. Property modification measures, such as effective land use planning and development controls for future properties, are essential for ensuring that future flood damages are appropriately contained, while at the same time allowing ongoing development and use of the floodplain.

• Emergency response modification measures – options focused on reducing the consequences of flood risks, by generally aiming to modify the behaviour of people during a flood event.

A range of measures to manage existing, future and residual flood risk effectively and efficiently have been assessed. There was a total of 106 options identified and assessed in the development of this FRMS. 86 of these options were not considered feasible as an outcome of the preliminary options assessment. The preliminary assessment considered flood risk, land ownership, constructability and potential environmental impacts. There was a total of 20 options assessed utilising a triple bottom line approach in the form of a Multi-Criteria Assessment (MCA). The emergency and property modification options generally ranked higher than the flood modification options. This was due to the emergency and property options being able to deliver reasonable reductions in flood risk without the capital outlay required for the flood modification options.

Overall, the top three ranked options were related to emergency response:

- EM1 Data handover to SES: ranked (1st)
- EM2 Update of emergency management material: (2nd)
- EM7 Data collection following flood events (3rd).

The highest ranked flood modification options were:

- DCS2 Debris control structure upstream of the M1 Princes Motorway, American Creek: (4th)
- DCS3 Debris Control Structure, Phillips Cres, Mangerton: (6th)
- DCS1 Debris Control Structure, O'Donnell Drive Figtree: (8th).

The outcome of the options assessment includes a prioritised implementation strategy; what measures are proposed and how they will be implemented. Preliminary costs have been developed for feasible options to allow for planning, implementation and integration with Council's existing long-term financial planning and asset planning processes. Works would directly benefit 65 properties and reduce average annual damages by over \$550,000.

Details of the implementation strategy are included in the Floodplain Risk Management Plan component of this study.

Outcomes and Recommendations

This report presents the findings of the Floodplain Risk Management Study stage of the Flood Risk Management Process for Allans Creek, in accordance with the Flood Risk Management Manual (NSW Government, 2023). The investigations undertaken as part of this process identified a number of issues within the floodplain. Based on these issues, a series of floodplain management options were developed and recommended.

The outcomes of the multi-criteria assessment provide a sound basis upon which Council can make decisions about undertaking works, making planning decisions and developing response arrangement to reduce the impact of flooding on property and life.





Allans Creek Floodplain Risk Management Study

The implementation strategy associated with the outcomes of this study may not necessarily approach the options from "highest ranking to lowest ranking" but will also need to incorporate various other considerations such as existing works programs, availability of funding and other opportunities to combine floodplain works with other activities.

The options identified as having significant flood risk reductions that also do not have adverse social or environmental impacts are incorporated into the FRMP as proposed management actions. The FRMP provides a realistic strategy to manage flood risk and will outline the process of implementation for recommended management actions within the floodplain.







Allans Creek Floodplain Risk Management Plan

Executive Summary

Study Overview and Purpose

The Allans Creek Floodplain Risk Management Plan (FRMP) has been prepared for Wollongong City Council (hereafter referred to as Council) in accordance with the New South Wales (NSW) Flood Prone Land Policy and the principles of the Flood Risk Management Manual (NSW Government, 2023).

Item 3 - Attachment 3 - Executive Summary - Allans Creek Floodplain Risk

This FRMP is to be considered in conjunction with the Allans Creek Floodplain Risk Management Study (FRMS), prepared as a separate document to this FRMP. The FRMS (Rhelm, 2024b), examined options for managing flood risk in the suburbs of Mount Keira, Figtree, Cordeaux Heights, Mount Kembla, Unanderra, Farmborough Heights, Port Kembla, Mangerton and Mount St Thomas. This FRMP outlines the floodplain management measures recommended as an outcome of the assessment undertaken in the FRMS along with the implementation strategy associated with those measures.

The overall objective of this FRMP is to document and convey the decisions on the management of flood risk into the future. Drawing on the investigations undertaken as part of the FRMS, this plan outlines a range of measures to manage existing, future and residual risk effectively and efficiently. This document also presents a prioritised implementation strategy, to guide the implementation of the proposed measures.

Study Area

The Allans Creek catchment is located approximately six kilometres south-west from the Wollongong CBD and encompasses the suburbs Mount Keira, Figtree, Cordeaux Heights, Mount Kembla, Unanderra, Farmborough Heights, Port Kembla, Mangerton and Mount St Thomas.

The catchment borders the Mullet Creek catchment to the south, the Fairy-Cabbage Creek catchment to the north, the Illawarra Escarpment to the west and Port Kembla Harbour to the east.

Consultation

Community and stakeholder consultation is an important element of understanding and managing flood risk. The engagement approach undertaken as part of this study was in accordance with the IAP2 framework and the requirements of the NSW Government's Flood Risk Management Manual (2023).

The community and other stakeholders have been engaged through a range of engagement methods, including Council's floodplain management committee, meetings with State Government Agencies and Traditional Owners, and a public exhibition process to provide input on flooding issues experienced in the Allans Creek catchment and how they could be addressed.

A detailed discussion and analysis of the public exhibition has been documented in Council's Engagement Report, which is provided in Appendix D of the FRMS (Rhelm, 2024b). A summary of the outcomes of the public exhibition is provided below.

The survey received 114 submissions including 95 hardcopy surveys and 19 via the online portal, five via email. There were also 5 email submissions received. Key themes in the responses were:

- Creek maintenance and erosion concerns
- Development Application (DA) issues
- Flood insurance premiums



Allans Creek Floodplain Risk Management Plan

- Specific location issues Arrow Ave Figtree, flood and safety risks to residents of Figtree Caravan Park, and residential properties upstream of the M1 culverts along American Creek.
- Infrastructure and environmental considerations
- Widening of Byarong Creek Some residents advocated for further exploration of widening Byarong Creek to reduce flood impacts upstream and downstream.

Floodplain Risk Management Study

The Allans Creek Floodplain Risk Management Study (Rhelm, 2024b) provided a comprehensive evaluation of the flood risks in the Allans Creek catchment and identified potential options to mitigate these risks.

The key outcomes of the FRMS include:

- Evaluation of flood risk to the community based on the flood behaviour of the catchment. This
 analysis included Flood hazard and emergency response mapping, and economic damages
 assessments.
- Review of flood planning policy, including flood-related controls covered by the Local Environment Plan (LEP), relevant Development Control Plans (DCPs), Council policies and plans. The recommendations proposed as an outcome of this review are presented in this FRMP.
- Identification of a range of flood mitigation measures to address existing and future flood risk and
 evaluation of these measures with the use of a Multi-Criteria Assessment (MCA) approach. The
 MCA enabled the comparative assessment of all options based on their economic, social, and
 environmental aspects, as well as on their effectiveness in mitigating flood risk.

This floodplain risk management plan draws from the conclusions of the analysis undertaken in the FRMS and present the recommended measures for managing flood risk within the Allans Creek catchment, as well as the strategy to implement these measures.

Recommended Floodplain Risk Management Measures and Implementation Program

The outcomes of the assessment of the options undertaken in the FRMS form the basis of this FRMP. A detailed description of the recommended floodplain risk management measures is provided in **Section 4.2**. Details of options assessed in the FRMS that were not recommended for implementation as part of the FRMP, can be found in the FRMS.

Table E-1 summarises the measures recommended as part of this FRMP.

In order to achieve the implementation of relevant management actions, a program of implementation has been developed. The proposed implementation program is presented in **Section 5**. The proposed program provides information on the estimated costs of each measure, the agency / organisation responsible for the action, as well as the priority and timeline for implementation.

Implementation of the identified actions in the FRMP is estimated to cost in the order of \$6.6M, excluding recurrent costs (e.g. maintenance costs).

It is recommended yearly monitoring of the plan be undertaken for progress against the objectives of the recommended actions, and to ensure that the findings of the FRMS and FRMP continue to be referenced.





Allans Creek Floodplain Risk Management Plan

Conclusions and Recommendations

This FRMP provides a practical framework and implementation plan for managing existing, future and continuing flood risk within the study area.

Overall, it is considered that existing risks to the Allans Creek floodplain can be managed appropriately through the implementation of development controls, emergency response measures and selected ground works. The effective implementation of development controls will be of key importance in reducing the damages and risk to life associated with flooding into the future through the construction of flood compatible buildings and assets. Improving emergency response through flood free access, and improved community awareness of flooding, is critical to reducing the risks associated with flooding in the study area.

This FRMP fulfils its objectives in accordance with the New South Wales (NSW) Flood Prone Land Policy and the principles of the Flood Risk Management Manual (NSW Government, 2023).

Table E-1 Summary of recommended floodplain risk management measures

Option ID	Option Name	Measure
DCS1	Debris Control Structure, O'Donnell Drive Figtree	Flood Modification
DCS2	Debris Control Structure, American Creek Figtree	Flood Modification
DCS3	Debris Control Structure, Phillips Cres, Mangerton	Flood Modification
VM1	Catchment Wide Vegetation Management	Flood Modification
EM1	Data Handover to the NSW SES	Emergency Management
EM2	Update of Emergency Response Documentation	Emergency Management
EM3	Flood Warning System	Emergency Management
EM4	Emergency Plans for Flood Affected Businesses	Emergency Management
EM5	Flood Warning Signs and Information	Emergency Management
EM6	Community Education and Awareness	Emergency Management
EM7	Data Collection Following Flood Events	Emergency Management
EM8	Predictive Flash Flood Warning	Emergency Management
EM9	Installation of Additional Gauges	Emergency Management
EM10	Post-Flood Inspection Checklist	Emergency Management
PM1	Land Use Planning and Building Control Updates	Property Modification
PM2	Flood proofing guidelines	Property Modification
PM3	Voluntary Property Purchase (VP).	Property Modification









Managing Flood Risk in the Allans Creek Catchment

Draft Floodplain Risk Management Study & Plan

Engagement Report
October 2023



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The information in this report is based on data collected from community members who chose to be involved in engagement activities and therefore should not be considered representative.

This report is intended to provide a high-level analysis of the most prominent themes and issues. While it's not possible to include all the details of feedback we received, feedback that was relevant to the project has been provided to technical experts for review and consideration.



Executive Summary

We've completed several studies to assess the flood risk within the Allans Creek Catchment. These studies and previous community input helped us assess the suitability of a range of flood management measures for the catchment. These measures include engineering works, vegetation management, development controls, planning measures and emergency response arrangements. We asked the community and other stakeholders to be involved in our flood risk management planning by sharing their thoughts on the draft Floodplain Risk Management Study and Plan.

Engagement details

Engagement ran from 4 September to 9 October. We sent letters, Frequently Asked Questions (FAQ), a map and survey to more than 5,800 residents and owners of properties identified as being located within the extent of flood-prone land and flood planning area. They were invited to learn more and join the conversation. We sent the information to Neighbourhood Forum 5 and 7, participants in previous Allans Creek catchment flood engagements and other stakeholders including State Government agencies, schools and business and industry bodies. We published a project webpage on our.wollongong.nsw.gov.au, which included the draft FRMSP reports, a map showing the location of the preliminary options, FAQ, an online survey and Q&A forum. We published a notice in the Illawarra Mercury Community Update. We sent information to and held meetings with Aboriginal stakeholders. We held a drop-in community information session at Figtree Community Hall. People could also access the information from Council's Customer Service Centre, and Wollongong and Unanderra Libraries.

Engagement participation

We invited feedback on the draft FRMSP and received 211 submissions, including 95 hardcopy surveys, 19 online submissions, five emails, and meetings with 15 Aboriginal Traditional Custodians and knowledge holders. Some provided photos with their submissions. We had conversations with 77 attendees at the community information session. The project webpage had 298 unique views and three questions were submitted to the online Q&A.

What we heard

Survey

Respondents were asked to indicate their level of support for the following options for managing flood risk in the Allans Creek Catchment. Debris control structures were supported by most. While some expressed support for options that were not recommended in the report, there were similar numbers of respondents who objected to them or indicated a response was not applicable. Most were supportive of all the other options for managing flood risk.

Residents highlighted key concerns in their feedback, emphasising the need for proactive measures in creek maintenance. Debris control, erosion prevention, and dredging to deepen creeks were proposed, with accountability urged for the developer of an estate in Figtree regarding American Creek. Vegetation management suggestions included removing invasive plants and planting waterloving trees. Infrastructure improvement requests covered drainage upgrades, culvert maintenance, and solutions like raised levy banks. Criticism arose over stormwater infrastructure, and residents called for transparent communication, extended community input time, and SMS notifications for flood warnings. Climate change considerations, consistent development controls, flood mapping access, and careful planning were also stressed, along with concerns about insurance premiums, emergency response collaboration, and pet evacuation during floods. Several provided photos or videos with their submissions, to share their observations and experiences of flooding.

Meetings with Aboriginal stakeholders

The Aboriginal Traditional Custodians and knowledge holders we spoke to indicated a preference for debris control structures if placed over existing culverts and concreted areas. There were



concerns about impacting natural creek areas and questions about the installation process and appropriate structure heights. A request was made for Council to explore natural systems like reeds and vegetation as a strategy to mitigate water flow speed. Elders were concerned about hard infrastructure impacting biodiversity, with consideration for environmental impacts urged. The proposed widening of Byarong Creek caused alarm due to its connection to sacred sites and potential consequences for water flow and flooding. A site review and on-site monitoring were requested should this option be pursued.

Open submissions

We received five open, written submissions from local resident/s and property owners, an operator of an electrical distribution network and a government organisation that manages emergency response and preparedness. Lengthy and/or technical submissions were provided in full to the team working on the FRMSP.

Residents in areas like Figtree and Unanderra have voiced concerns over persistent flooding issues, perceiving the need for proactive measures, accurate flood modeling, and clear communication from Council. Specific issues include creek maintenance, debris build-up, and vegetation causing flooding, impacting properties and insurance costs. Some criticised Council's responsiveness, calling for practical solutions like stabilising creek banks and installing drainage structures. Concerns about specific locations like Figtree Gardens Caravan Park and Unanderra Pool were highlighted. Residents proposed solutions, including infrastructure improvements, zoning accuracy, and private landowner education.

The State government organisation prioritises evacuation as the primary response to flooding. They noted the likelihood of flash flooding within 180 minutes and proposing a potential flash flood warning system pilot study. They requested updated flood plan documents in electronic form.

The representative of the electrical distribution network operator provided advice regarding their flood response plan and impacts of floods on the network.

Information session

Seventy-seven people attended the information session at Figtree Community Hall. The discussions focused on:

- Creek maintenance and erosion concerns.
- Development Application (DA) issues.
- Flood insurance premiums.
- Complaints regarding Council responsiveness to reported issues.
- Specific location issues, e.g. flooding on Arrow Ave, flood and safety risks to residents of Figtree Caravan Park, and the M1 culverts.
- Concerns including blocked drains and inadequate infrastructure.
- Detailed concerns about specific properties.
- Community education.
- Infrastructure and environmental considerations.
- Widening of Byarong Creek.

Next steps

We will use this feedback to further refine the draft Floodplain Risk Management Study and Plan. These are preliminary discussions about the recommended options. They will each require further investigation, consultation and approvals before going ahead. We will continue sharing information with the community and key stakeholders and seek input as we progress.

Creek Catchment (2023)

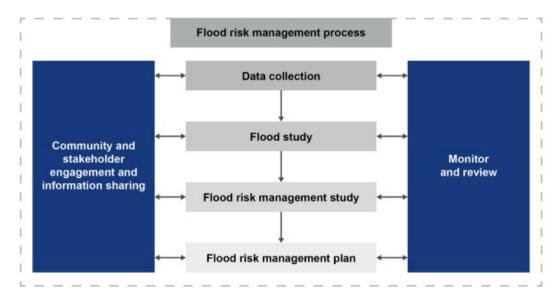


Background

As part of our commitment to managing flood risks in our region, we reviewed the Allans Creek Floodplain Risk Management Studies and Plans (FRMSP). The report identified flooding "hotspots", and explained what the risks and damages from floods may be in the Allans Creek catchment. The report presented potential options for ways we could mitigate (reduce) those risks. Examples of these measures include:

- · Emergency response plans.
- Building new or improving existing structures that collect and carry stormwater into drains or creeks, e.g. detention basins or culverts.
- Land zoning and development controls that guide what can and can't be built on flood-prone land.
- Voluntary purchase of houses built in areas of high flood-risk.
- Flood education programs.

We consider changes to flood risk as a result of these strategies and under future conditions, e.g. climate change and future development. The reports include recommendations for strategies to reduce flood risk.



Flood study review and previous engagement

Flood studies describe flood behaviour and identify areas that are flood prone. These studies are used to inform land use planning, planning certificates and for the development of the floodplain risk management studies. The community provided valuable input to previous flood investigations within the Allans Creek catchment, with the most recent inputs provided in 2019 as part of the flood study

review. The community provided accounts of their observations of flooding and feedback on the flood mapping through online surveys and at community drop-in sessions. The flood models were updated as a result. The Allans Creek Flood Study report was adopted by Council at its meeting on 9 December 2019. This input helped us to assess the suitability of a range of flood management measures for the catchment.

Allans Creek catchment

The study area is 45 km² and is located to the southwest of the Wollongong CBD. It includes Byarong Creek, Brandy & Water





Creek and the suburbs of Mount Keira, West Wollongong, Figtree, Mount Kembla, Unanderra, Farmborough Heights and Berkeley. Land uses include residential, commercial, industrial, and open space. The catchment drains from the Illawarra Escarpment to Port Kembla Harbour.

Stakeholders

Stakeholders identified prior to the start of the engagement period included:

- Flood-affected residents, ratepayers and businesses
- Aboriginal stakeholders
- · Participants in previous engagements
- Central Floodplain Committee
- Development industry
- NSW Department of Planning and Environment
- Endeavour Energy
- NSW SES Southeastern Zone
- · Port Authority of NSW

- Lord Mayor & Councillors
- Sydney Water
- Register of Interest Flood
- Neighbourhood Forums 5 and 7
- Transport for NSW
- Schools
- Emergency Services
- General community

Methods

Methous					
Communication I	Communication Methods				
Methods	Details of Methods				
Letter	 More than 5,800 letters were delivered to local residents, businesses and property owners. It included copies of the: FAQ (responses to questions about the draft Floodplain Risk Management Study and Plan) Study area and flood mitigation options map Hardcopy survey (seeking to understand people's responses to flood events, preferences on the options and any other comments or questions) 				
Email to key stakeholders	An email about the project with FAQ and map was sent to key stakeholders				
Aboriginal stakeholder meetings	We emailed, texted and phoned Aboriginal stakeholders to share the information. They were invited to attend a meeting with a flood engineer working on the project to learn more, have their questions answered and provide feedback.				
Register of Interest	An email was sent to 836 participants registered on the Our Wollongong website with an interest in the topic of floods.				
Maps	Draft maps showed the location of the study area, and recomended debris control structures and options that were assessed.				
Our Wollongong website	 The project webpage hosted background information and supporting documents: FAQ Study area and flood mitigation options maps Draft reports: Draft Floodplain Risk Management Study 2023 Draft Floodplain Risk Management Plan 2023 Draft Allans Creek Flood Study 2023 - ARR2019 Revision Q&A forum Online survey 				

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	 Videos: Flooding in Wollongong – Wollongong City Council Understanding Floods – Bureau of Meterology Flood Estimation - What is a "One-in-100-Year" Flood? – Wollongong City Council Flood Studies - Could Flooding Affect Your Property? – Wollongong City Council Links:
	 Learn more about floodplain management in Wollongong Flood insurance explained - Insurance Council of Australia Financial Rights Legal Centre - Flood Insurance Factsheet Financial Rights Legal Centre - Flood Premiums Factsheet NSW SES - Flood Risk Information Wollongong City Council - Preparing for Flood and Storm Emergencies NSW SES - Plan Now For What You Will Do Wollongong City Council - Development on Flood Affected Land Wollongong City Council - Flood Level Information
Wollongong City Council website	Event listings promoting the information session were published on Council's website and corporate calendar.
Community Information Session	A drop-in information session was held at Figtree Community Hall (West) on Wednesday 13 September 3:30pm – 6:30pm, where we displayed: • Draft FRMSP reports • Draft Allans Creek Flood Study - ARR2019 Revision • Maps: • 10% annual exceedance probability (AEP) event • 1% AEP event • Probable Maximum Flood event • Flood risk precinct • Location of the recommended options • Vegetation management plan • Multi-criteria analysis and scoring sheet • Poster showing implemented mitigation works in the catchment • Insurance factsheets
Library information stand	Located at Wollongong City libraries there was the following: • Hardcopy survey • FAQ • Study area and flood mitigation options maps • Draft reports: • Draft Floodplain Risk Management Study 2023 • Draft Floodplain Risk Management Plan 2023 • Draft Allans Creek Flood Study 2023 – ARR 2019 Revision
Illawarra Mercury Community Update	Notices appeared on the Council page in the 6 September 2023 and 4 October editions of the Illawarra Mercury to promote the engagement.
Engagement Met	hods
Our Wollongong website	 An online survey was used to capture participants' comments An online Q&A forum was provided for participants to ask questions about the draft FRMSP.



Aboriginal stakeholder meetings	Stakeholders shared feedback with Council staff at the meetings.
Information session	The flood engineers working on this project attended a drop-in session on 13 September 2023 to answer people's questions. A summary of open feedback and actions was noted.
Email	People emailed in open written submissions and completed hardcopy surveys.
Post	People posted in open written submissions and completed hardcopy surveys.
Phone	People phoned in with their feedback and questions.

Results

All affected residents, owners and identified stakeholders were invited to provide feedback on the Draft Allans Creek Floodplain Risk Management Plan from 4 September – 9 October 2023. Aboriginal engagement commenced 1 September 2023.

Engagement Participation

Engagement Activities	Participation
Phone calls	9
Emails with open submissions	5
Drop-in session attendees	77
Hardcopy surveys (submitted via email, post, and at the information session)	95
Aboriginal stakeholder meetings	15
Online Participation	
Aware – Total number of people who viewed the project webpage.	298
 Informed – Total number of people who clicked a hyperlink, e.g. to download the draft plans. 	167
• Engaged – Total number of people who actively contributed to the project, e.g. by submitting comments via the survey or posting a question to the Q&A.	20

Submission results

We heard from 211 respondents, with most submissions being via the survey. Some people provided multiple submissions, e.g. writing an email as well as submitting an online survey. These have been counted as one submission.

Representatives from the following organisations and groups made either an open submission or submitted responses via the survey:

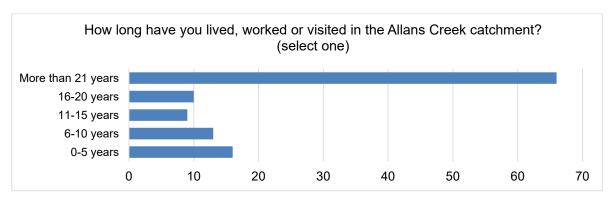
- · Aboriginal Traditional Custodians and knowledge holders
- A water engineering firm
- Endeavour Energy
- NSW SES South Eastern Zone
- Mount St Thomas Primary School

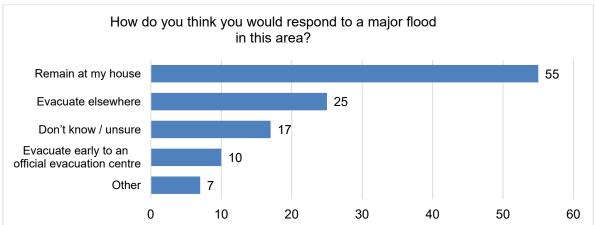


- · A business in Unanderra
- A resident action group

Online and Hardcopy Survey Feedback

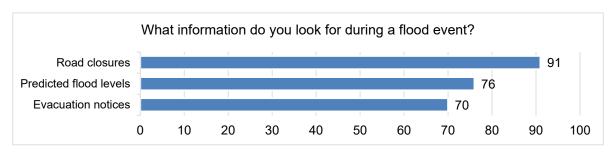
We received 114 online and hardcopy surveys. Some were only partially completed, with either some of the questions skipped or only partially completed. Following is a summary of the feedback we received via the survey.



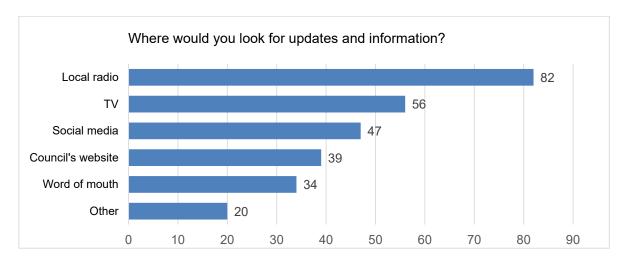


Of the respondents who selected 'other', their reasons for doing so were mainly due to having a secondary option if remaining at their house wasn't viable due to rising water levels. In this instance, they would evacuate elsewhere, move to higher ground / a second storey, or go to an official evacuation centre.

It would depend on how high the water level came up. In the case of my own property alongside Byarong Creek West Wollongong, it flooded our backyard and garage, but the house was unharmed.



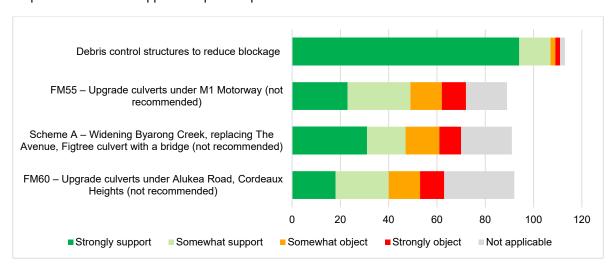




Of the respondents who selected 'other', they said other places they would look for updates and information included:

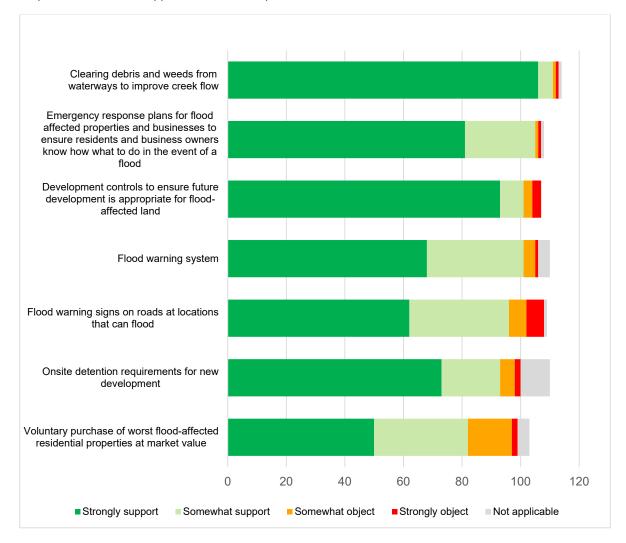
- Other businesses in the street
- NSW State Emergency Service website, social media and Hazard Watch
- Apps such as 'Hazards Near Me' and Illawarra Mercury
- Direct observation of water levels and creeks
- Friends, family and neighbours
- Text / SMS
- Wollongong weather websites
- ABC website
- Internet
- Bureau of Meteorology
- Workplace announcements

Respondents were asked to indicate their level of support for the following options for managing flood risk in the Allans Creek Catchment. Debris control structures were supported by most. While some expressed support for options that were not recommended in the report, there were similar numbers of respondents who objected to them or indicated a response was not applicable. This table presents respondents' level of support for specific options that were assessed:





Most were supportive of all the other options for managing flood risk. The following table presents respondents' level of support for the other options:



Respondents were asked whether they had any other suggestions for managing flood risk in this catchment. They commonly spoke about ecological considerations, infrastructure improvements, and active community involvement. Their suggestions are summarised as follows:

Creek maintenance

Debris control was most commonly raised in the feedback. Many respondents said it's vital to regularly/frequently remove fallen trees and large items in creeks to prevent blockages. There were requests for erosion control to shore up creek banks, especially for areas like Byarong Creek where it has been observed that successive flooding events have led to bank erosion. Dredging sections of creeks was proposed to make them deeper, along with rehabilitation efforts using rocks and timber supports to prevent erosion. There is a view by some respondents that the Red Gum developer needs to be held accountable for maintaining American Creek.

Ensure that owners of properties backing onto creeks understand the importance of not throwing rubbish and trees into it

Stop private owners filling in and planting in creek beds on their property



Vegetation management

Requests were made to remove lantana and invasive plants in creeks, such as American Creek and the one in the reserve behind Tamarind Drive, with replanting to prevent their return. Some respondents advocated for planting more water-loving trees with specific root systems to reduce flooding, and implementing regular upkeep. It was suggested to draw inspiration from successful practices in the UK that reduced flooding in flood-prone areas. There was a focus on rehabilitating riverbanks with native trees, preventing erosion, and allocating a budget for ongoing vegetation management to improve creek flows.

Infrastructure maintenance and improvements

Requests were made for drainage upgrades. It was suggested to replace cement pipes with a flexible row of plastic concertina pipes. Suggestions from respondents for new infrastructure included:

- Implementing debris control structures at Byarong Creek
- Exploring earthen-made raised levy banks and "holding pits"
- Preventing culvert blockages under the M1 motorway and examining stormwater management around the freeway
- Enhancing drainage capabilities and extending pipes for specific locations
- · Implementing open drains for landslip-affected areas
- · Resolving water runoff issues
- Using concrete lining on bridge abutments
- Advocating for more drainage on major roads
- Support for debris control structures, so long as they are regularly maintained
- Fixing Koloona Ave bridge to clear span (recommended in 1997 by Lawson and Trelour) and addressing the need for new bridges
- Exploring weirs/baffles for regulating flows
- Improving drainage in new and old developments
- · Ensuring outflow in specific areas

There were calls for ongoing checks and cleaning of stormwater drains, ensuring they are capable of managing excess water during heavy rainfall. A need for proper maintenance of culverts was suggested, along with addressing blockages, such as those observed under The Avenue in Figtree. The importance

of regular clearing of stormwater drain outlets, trash racks, and removing fallen trees and large items in creeks to prevent blockages was stressed. There is concern for the safety of school children in Unanderra, with a view the culvert under the road Cummins Street is inadequate and the channel on the corner of Hargreaves and Blackman Parade reported to have invasive weeds growing in it.

People sweep/blow leaves/clippings into drains.

Other Councils have

implemented waste

initiatives to reduce debris,

i.e. rubbish bin lids with

closures. Wollongong has

high winds which contributes

greatly to rubbish blowing

out of bins into streams.

There was some criticism relating to stormwater infrastructure:

- "M1 motorway culvert was a mistake when it was put in, causing flooding within the first year"
- "There was a debris control structure previously installed behind the pool in Whelan Ave and Council removed it"

It was asked to revisit the benefits of FM27 to offset the waterway restriction imposed by the access road

Creek Catchment (2023)



to a property on Suttor Place, "especially as the most recent analysis indicates the risk to the nursing

It was reported that Sydney Water had done some drainage work that has helped alleviate flooding in and surrounding Hurt Parade, Unanderra. There is a view more needs to be done to collect water before it reaches Albert Street and Hurt Parade.

home for events including and greater than the 20% AEP event".

The expression "the cost outweighed the benefits" in relation to various remedial options was obviously written by someone who has not gone through a flood in this area. We need help now.

Communication and engagement

The importance of improved communication between residents and Council regarding flood-related concerns was stressed. Some respondents cited instances where responses were perceived as unsatisfactory. It was asked to provide more time for community input as "one day for a drop-in session is much too short". It was suggested that Council have a section on its website where people can report creek blockages, fallen trees and other relevant information. It was asked that Council share its maintenance schedule and post the results for transparency. A suggestion was made for SMS notification to direct recipients to the Council website for more comprehensive flood warnings.

Climate change consideration

Consideration of climate change impacts on flooding in future assessments was urged. A holistic approach that combines natural land management with artificial solutions was suggested.

Planning and development

Frustration was expressed over perceived inconsistent application of development controls, particularly in areas prone to flooding, and the challenges faced in obtaining development consent. Some respondents advocated for consistent development controls in flood-prone areas, questioning the approval of development applications in such regions. There is a view that flood mapping for site-specific properties should be made available for free; "crazy we have to pay

A geotech report on my property indicates the land is a creek bed. Why was it ever allowed to be developed?

\$101!". Some reported allegedly illegal development as increasing flood impacts on their property.

There were calls to:

- Have policies promoting permeable surfaces to reduce overland flow from developed areas and on-site storage in water tanks.
- · Address concerns about developing creek beds
- Investigate and rectify issues from inappropriate developments
- Consider infrastructure limitations in the Illawarra escarpment
- · Assess culvert adequacy for large housing developments
- Monitor land contour modifications
- Build public infrastructure that serves an additional function of mitigating flood risk, e.g. bike tracks along creeks could also serve as levees to direct floodwater back into the waterway
- Support onsite detention for new development
- Not approve developments on flood-affected land, halt large-scale development in flood-prone areas, and enforce the prohibition of building in floodplains.

Flood observations

Some reported never having experienced flooding at their properties, including those who have lived in the same property for decades. This is why some said they would remain at their house during a flood



event. Others shared what they had observed in specific locations. One resident said the changes to Byarong Creek since the 1998 floods had made a positive difference and they have not experienced any issues since. A resident living south of Keiraville Primary School said they are always 'close' to flooding. They expressed concern that the FRMSP will direct more water their way, thereby increasing their risk; "you shouldn't be planning to flood someone".

Insurance premiums

Some believe the studies and mapping lead to increases in insurance premiums. Residents of Govett Crescent want detailed flood mapping specific to their properties, "similar to Figures 8-2 to 8-4 for other zones". They believe this would alleviate the issue of insurers charging premiums based on "broad brush-mapping, and not the actual results for their particular properties".

Stop doing stupid studies and mapping areas that insurance use to jack up premiums. Locals have lived here since the '50s and never had levels anywhere near their house, but your dumb survey says it happens every 10 to 20 years.

Emergency response

It was asked that Council engage better with NSW SES. It was suggested to investigate when flood rescues have occurred and see what additional measures are needed.

It was also asked what systems might be put in place to handle an influx of pets to official evacuation centres, noting that the Allans Creek catchment has a large population of dogs, cats and other pets.

Photos and video accompanying submissions

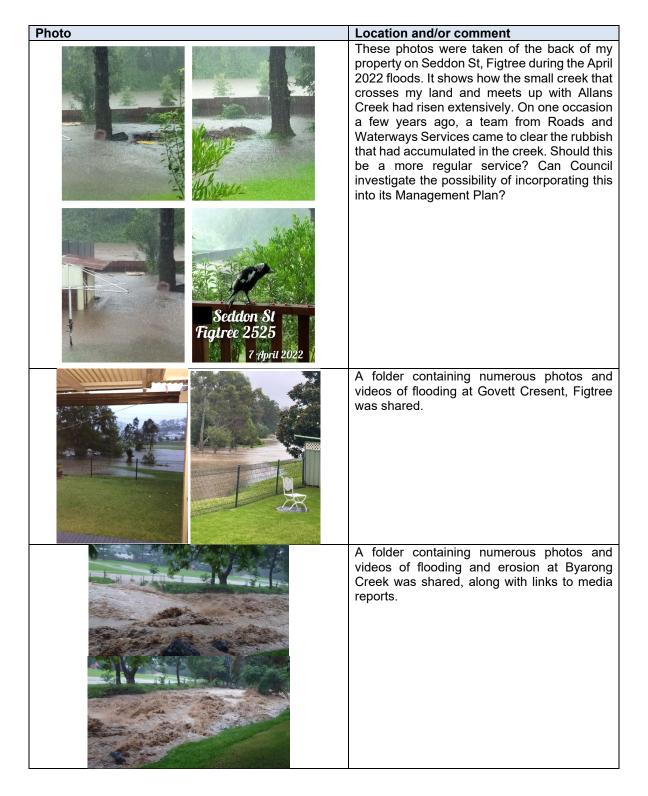
The following is a selection of the photos provided with submissions. The entirety of all submitted photos and videos have been provided to the project team for assessment.



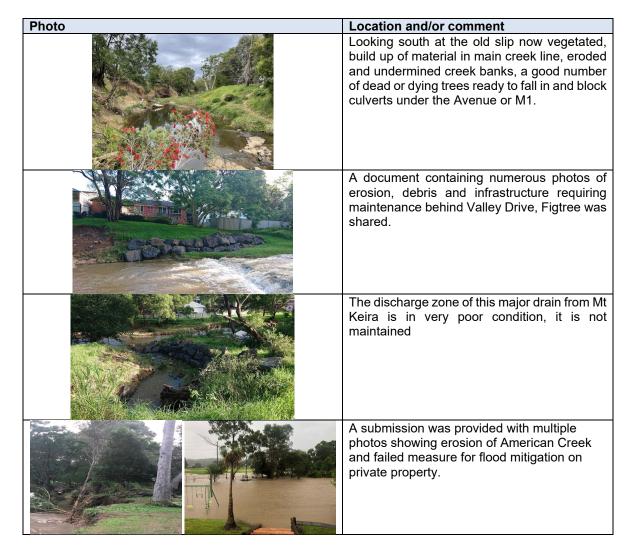


Photo	Location and/or comment
	Chapman St Unanderra looking from Princes Highway, February 2023
	Hurt Pd Unanderra looking to Unanderra Public Pool, April 2022
	Hurt Pd Unanderra looking to Unanderra Public Pool, March-April 1976
	Hurt Pd Unanderra looking to Chapman St, March-April 1976









Aboriginal Stakeholder Engagement

Engagement with Aboriginal stakeholders commenced on 1 September 2023. We spoke to 15 Traditional Custodians and knowledge holders. Some have lived experience of flooding, including the 1998 floods.

There was support for debris control structures to be erected, so long as they were over existing culverts and concreted areas. Impacting on natural creek areas to install debris control structures was a concern. Questions were asked about the process of installing them, and to have the heights considered to be appropriate for the area.

A request was made for Council to investigate natural systems including reeds, rocks and vegetation as a mitigation strategy to slow down the speed of water flow. It is thought this would assist with creek erosion, but also create a natural filtering system in waterways. Elders spoke about their concerns relating to hard infrastructure impacts on biodiversity, including eels, birds and frogs. They want Council to be considerate of the environmental impacts that some of the recommendations alluded to, including upgrading culverts.



The proposed mitigation strategy of Scheme A - widening Byarong Creek caused alarm. The proposal was contentious with the Aboriginal community given the connection and sensitivities relating to creeks. This was particularly relevant to Byarong Creek given the close proximity it has to the sacred Fig Tree in American Creek. Concerns were raised about the creek being widened, that it would result in the water flowing faster and causing more damage and flooding. It is also a creek bed that has been present in the area for as far back as Council mapping permits. This alludes to the fact the creek was likely to have been used by Traditional Custodians. A site review and site officer onsite to monitor activities were requested should this option be pursued.

Open submissions

We received five open, written submissions from:

- Local resident/s and property owners
- An operator of an electrical distribution network
- A State government organisation that oversees emergency preparedness and response

Lengthy and/or technical submissions were provided in full to the team working on the FRMSP. Following is a summary of the key points raised in these submissions, along with some of the comments received in addition to completed surveys.

Residents called for proactive measures, accurate flood modeling, and clear communication from Council to address persistent flooding issues, mitigate environmental impact, and ensure the safety and wellbeing of the community.

Residents across various areas, including Cringila, Figtree, and Unanderra, shared common concerns about flooding problems. They specifically highlighted issues such as creek maintenance, debris build-up, and vegetation causing flooding, with some residents experiencing over 1.5 metres of flooding in their yards. The impact on properties, including damage to fencing and pollution from upstream debris, is a recurring theme. There are worries about zoning inaccuracies in flood-prone land notifications, potentially affecting insurance costs for homes perceived to be well above flood levels.

Some criticised Council's perceived lack of responsiveness, citing instances where zoning decisions appeared disconnected from the actual topography. Some residents proposed practical solutions, such as stabilising creek banks, installing drainage structures, and conducting regular maintenance to mitigate erosion.

There were concerns about specific locations like Figtree Gardens Caravan Park and Unanderra Pool, where residents face recurrent flooding issues. There was a call for more drainage infrastructure and proactive measures to prevent water reaching critical areas.

Zoning concerns were also raised regarding Northview Estate in Figtree, with the importance of accurate flood modeling raised and its potential impact on home insurance costs. Residents stressed the need for technically accurate assessments to guide flood mitigation measures effectively.

There were detailed reports about erosion along American Creek, with a view creek rehabilitation and vegetation management is needed. Concerns were expressed about potential liabilities for Council regarding erosion on land owned by a developer.

Residents in Govett Crescent Figtree highlighted issues with a retention basin, citing flooding problems and a perceived lack of support from Council. The concerns included overflow from American Creek and the approval of a raised driveway exacerbating flooding issues.



Some expressed dissatisfaction with the Allans Creek Floodplain Risk Management Study, with a view there is a lack of detailed information at the micro level. Specific requests were made for urgent intervention, responsible land management, and effective communication between stakeholders.

Specific suggestions were shared, with the aim of addressing diverse concerns raised by residents. These focused on:

Creek maintenance and vegetation management

- Regular maintenance of creeks to prevent debris build-up.
- Clearing of overgrowth and installation of grated pits to assist with water flow.
- Conduct creek rehabilitation works to stabilise banks and prevent erosion.
- Provide support to private landowners for creek bank revegetation.
- Clear debris and vegetation regularly behind the Solomon Inn Motel Figtree towards the east.

Zoning accuracy and notifications

- Review and correct inaccuracies in flood-prone land notifications.
- Ensure zoning decisions align with the actual topography to prevent misinformation.

Infrastructure improvement

- Install larger grate pits or similar infrastructure in culverts to improve overland flow.
- · Consider property acquisition for optimal drainage outcomes.
- Address drainage issues perceived to be contributing to highway flooding near the Slovenian Church in Figtree.
- Urgently rectify the reportedly hazardous concrete driveway situation perceived to be affecting traffic safety near a nursing home in Figtree.

Insurance implications

- Address concerns about potential insurance cost increases due to inaccurate flood zone designations.
- Provide clear communication to residents about the accurate flood risk assessment.

Private landowner education and action

- Undertake an education campaign for private landowners on creek bank stabilisation.
- Establish volunteer groups to assist with creek rehabilitation on private properties.
- Engage with developers to address erosion issues on land owned by Redgum Ridge. Establish clear responsibilities regarding creek maintenance and stabilisation.

Emergency management plans

- Develop emergency management plans for high-risk areas, such as Figtree Gardens Caravan Park.
- Conduct awareness campaigns, including letterbox drops and door knocks, to inform residents at risk.

Specific infrastructure modifications

- Modify the solid causeway impacting a nursing home in Figtree to reduce damming effects.
- Consider installing pipes, culverts, or drains to reduce floodwater levels.



- Reevaluate the effectiveness of existing retention basins and propose necessary modifications.
- Propose flood mitigation measures, such as augmenting Byarong Creek culverts.

Detailed flood information

- Provide detailed flood impact information at the micro-level, including specific flood levels for streets and houses.
- Consider individual house situations for fair insurance premiums.

Review blockage policies

• Reevaluate blockage policies to ensure compliance with current guidelines.

Public access to information

- Provide residents with information sheets on creek maintenance for private property.
- Allow public access to detailed flood risk assessment reports and plans.

The submission from the operator of the electrical distribution network provided advice regarding their flood response plan and impacts of floods on the network.

All the outputs from Council's flood studies are valuable to Endeavour Energy's operations, from the initial design of the network to the flood response plans.

The submission from the State government

organisation that oversees emergency preparedness and response said they consider evacuation as the primary response strategy during flooding to protect the at-risk community. They noted:

- The study was updated using ARR2019 and the revised flood study.
- · Historical floods are briefly mentioned.
- Due to the area's topography, flash flooding within 180 minutes is likely.
- Local gauge-based flood warnings are deemed impractical.
- The study uses five pluviograph and three flood level gauges, proposing a potential flash flood warning system pilot study.
- Additional upper catchment rainfall gauges are considered for better event recording.

They supplied information about the Australian Warning System (AWS). They requested to be sent a copy of the document and compendium maps to the NSW SES in electronic form in portable document format (PDF) and GIS format as soon as practicable after the plan is updated and finalised.

Information session

Seventy-seven people attended an information session at Figtree Community Hall. The community is grappling with a range of issues, from immediate property concerns to broader questions about development impacts, insurance, and the management of waterways. Effective communication, education, and proactive measures by Council were seen to be essential for addressing these complex challenges. Feedback shared during this session related to:

Creek maintenance and erosion concerns

There were multiple instances of residents expressing worries about creek erosion. People reported issues with private developers exacerbating creek-related problems, such as in Redgum Estate.. There were discussions about responsibility for managing vegetation in creeks, both on public and private land.



Residents requested more proactive actions, like clearing debris from creeks. It was reported that elderly property owners face challenges in maintaining creeks on their land.

Development Application (DA) issues

Residents questioned the impact of developments on their DAs. Concerns were shared about flood insurance premiums being affected by development activities. Some had specific concerns about rejected development applications and perceived obstacles to property use changes.

Flood insurance premiums

Many had concerns about flood insurance and feared premium increases if insurers discover issues like creek erosion.

Council responsiveness

There were complaints about Council's delayed response to drainage issues, e.g. in Farmborough Heights.

Specific location issues

People shared concerns relating to various locations e.g. flooding on Arrow Ave, flood and safety risks to residents of Figtree Caravan Park, and the M1 culverts. Concerns including blocked drains, inadequate infrastructure, and development-related challenges. Detailed concerns were raised about specific properties, including flood mapping, infrastructure, erosion, and development-related issues.

Community education

Requests were made for targeted education and information dissemination regarding flood risks for residents, especially in vulnerable areas. A Council engingeer reported having to make clarifications on the differences between stormwater and floodplain management.

Infrastructure and environmental considerations

Some had concerns about the adequacy of culverts, bridges, and other infrastructure in managing floodwaters. It was asked to treat waterways as valuable natural assets, with suggestions for ecological enhancements.

Widening of Byarong Creek

Some residents advocated for further exploration of widening Byarong Creek to reduce flood impacts upstream and downstream.

The following photos show some of the attendees, members of the project team and information displays at the event. Those pictured provided their consent to be included in these photos.











Next steps

We will use this feedback to inform any required revisions to the draft Floodplain Risk Management Study and Plan. These are preliminary discussions about the recommended options. They will each require further investigation, consultation and approvals before going ahead. We will continue sharing information with the community and key stakeholders and seek input as we progress.



ITEM 4

DRAFT FAIRY AND CABBAGE TREE CREEKS FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN

The Wollongong Local Government Area is naturally prone to flooding due to our unique topography as water travels down the escarpment toward the ocean.

The draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (FRMSP) follows on from the most recent Flood Study adopted in June 2020. The draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan was prepared in accordance with the New South Wales (NSW) Flood Prone Land Policy and the principles of the NSW Government's Flood Risk Management Manual. The Fairy and Cabbage Tree Creeks catchment includes the suburbs of Balgownie, Mount Pleasant, Mount Ousley, Fairy Meadow, North Wollongong, Keiraville and Gwynneville as well as parts of Wollongong and Towradgi.

The draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan was publicly exhibited from 11 September to 16 October 2023. Council received more than 200 submissions which commented on various aspects of the draft Study and Plan. Most residents were supportive of the recommended options within the draft Study and Plan. It is recommended that the Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan be adopted.

RECOMMENDATION

Council adopt the Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan.

REPORT AUTHORISATIONS

Report of: Nathan McBriarty, Manager Infrastructure Strategy + Planning

Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

- 1 Location Plan Fairy and Cabbage Tree Creeks Catchment
- 2 Central Area Floodplain Risk Management Committee Meeting Minutes 3 April 2024
- 3 Executive Summary Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and
- 4 Engagement Report Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (2023)

BACKGROUND

The Fairy and Cabbage Tree Creeks Flood Study (2010) was reviewed and updated in the revised Flood Study (2020) to account for changes associated with Council's Blockage Policy (2016). The Flood Study (2020) provides the most up-to-date information on flooding for the catchment and provided the basis for the draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan.

The NSW Government's Flood Risk Management Manual provides a framework to ensure the sustainable development and activation of floodplain environments and incorporates the NSW Flood Prone Policy. Under the Policy, planning for flood liable land is led by Local Government, with State Government subsidising flood mitigation works and providing specialist technical advice to assist Councils in performing their floodplain management responsibilities. The Policy provides for technical and financial support by the State Government through five sequential stages:

- 1 Flood Study Determines the nature and extent of flooding.
- 2 Floodplain Risk Management Study Evaluates risks and management options for the floodplain in respect of both existing and proposed development.
- 3 Floodplain Risk Management Plan development of a plan of management for the floodplain based on the evaluation work in the Floodplain Risk Management Study.
- 4 Implementation of the Plan taking action to implement the agreed flood modification measures, response modification measures, and property modification measures.



5 Review – reviews are recommended on average every 5-10 years and in response to significant changes or events.

The draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan was prepared in accordance with the NSW Government's Floodplain Development Manual and the Australian Rainfall and Runoff 2019 guidelines. It includes a review of the 2010 Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan.

The preparation of this Study and Plan has been overseen by the Central Area Floodplain Risk Management Committee, comprising membership of Councillors, community representatives and State Government agencies.

On 3 April 2024, an overview of the draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan was presented to the Central Area Floodplain Risk Management Committee, and the Committee recommended the report be adopted by Wollongong City Council (refer Attachment 2).

PROPOSAL

It is proposed that Council adopt the Floodplain Risk Management Study and Plan for the Fairy and Cabbage Tree Creeks catchment. This will enable Council to implement identified priority options and seek funding from the State Government.

Implementation of identified options in the Plan is estimated to cost in the order of \$14.3 million based on current cost estimates. Funding for specific options will be considered in future budget cycles and prioritised as resources allow. Executive Summaries of the 'Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan' are included in Attachment 3.

After the adoption of the Floodplain Risk Management Study and Plan, the following actions will be undertaken –

- Incorporate the Flood Risk Precinct Mapping into Council's GIS system.
- Update the relevant Section 10.7 Planning Certificate codes relating to flooding.
- Update the flood planning levels.
- Update the relevant sections within the Wollongong DCP 2009.
- Prepare Grant submissions to State and Federal Government seeking assistance to implement options within the implementation plan; and
- Commence the implementation of the plan (subject to funding).

CONSULTATION AND COMMUNICATION

The draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan was developed through consultation with the local community, a Technical Working Group, and the Floodplain Risk Management Committee. The draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan was publicly exhibited from 11 September to 16 October 2023.

Consultation occurred via:

- Distribution of over 12,678 newsletters and questionnaires/feedback forms to all residents, businesses, and property owners within the floodplain area at the commencement of the public consultation phase to give opportunity for them to provide feedback.
- Media release and notice in the Illawarra Mercury.
- Council's website.
- Public exhibition and community information session.
- Emails/letters to Neighbourhood Forum 5.



- Emails/letters to other stakeholders including State Government agencies, schools, and business and industry bodies.
- Social media posts.
- Meetings of the Floodplain Risk Management Committee.
- Meetings of the Technical Working Group.

The exhibition project webpage was viewed 344 times and reports were downloaded 187 times. Council received more than 200 submissions including 148 hard copy surveys returned by mail and email, 23 online surveys, 15 Aboriginal stakeholder submissions and 15 submissions in community consultation session. The key themes from the submissions were creek and vegetation maintenance; stormwater infrastructure and maintenance; development and planning control; natural mitigation and erosion.

The submissions are summarised in Council's Engagement Report (Attachment 4).

Most residents were supportive of the recommended options within the draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan.

Drop-in Community Information Session

A drop-in community information session at the Guest Park, Fairy Meadow took place on 19 September 2023 and was attended by more than 105 community members and 11 staff from Council, Department of Planning and Environment, and the consultant. Attendees were given opportunity to ask questions to the engineers working on this project and provide comments on the proposed options. People suggested additional or alternative measures to reduce flood impacts. They also noted their observations of flooding and flood impacts in these areas. Common questions were around development, insurance, prioritisation and how the proposed mitigation strategies would work and their impact on surrounding properties.

Aboriginal Stakeholder Meetings

Meetings with Aboriginal stakeholders were held between 1 September 2023 to 16 October 2023. Aboriginal stakeholders spoke from personal and cultural experience when providing input on the draft FRMS&P. Some key points the meetings raised were about protecting natural areas and if intervening, site inspections be carried out, investigate natural interventions to ease the speed of high flowing creeks, implement mitigation strategies in already intervened (concreted) culverts and drains. There were concerns raised regarding the proposed McMahons Street detention basin, given the area is in a natural state.

Central Floodplain Risk Management Committee

On 3 April 2024, an overview of the draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan was presented to the Central Floodplain Management Committee. The Committee recommended the report be adopted by Wollongong City Council (refer Attachment 2).

Outcome of Community Consultation

Comments from the community and from State Government agencies have been reviewed and, where appropriate, incorporated into the final version of the Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1 – We value and protect our environment. It specifically delivers on the following:

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
Increase our resilience to natural disasters and a changing climate to protect life, property and the environment.	Stormwater Services



SUSTAINABILITY IMPLICATIONS

The recommended options within the draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan have been assessed on the principles of sustainability in social, environmental, cultural, and economic terms, using a multi-criteria assessment.

RISK MANAGEMENT

The draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan provides an improved understanding of the flood behaviour and flood risk on the existing and future communities within the catchment and provides ways to manage the flood risk efficiently and effectively into the future.

FINANCIAL IMPLICATIONS

The preparation of this Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan has cost \$223,701.50 (GST inclusive); with approximately two thirds being funded by State Government. Implementation of all options within the Floodplain Risk Management Plan is estimated to cost in the order of \$14.3 million based on current cost estimates. Allocation of funds to priority options will be considered in future budget cycles and delivered as resources allow.

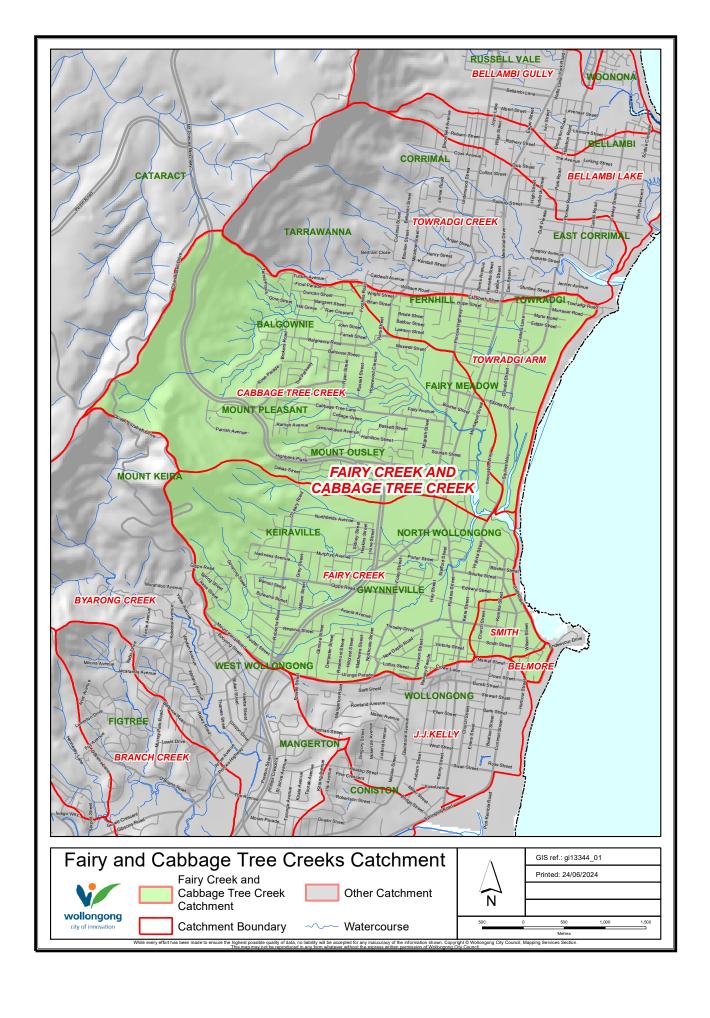
Pending adoption of the Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan, applications to State and Federal Governments will be made for financial assistance to implement options from the Floodplain Risk Management Study and Plan. Where successful, grants are usually provided in the ratio of 2:1 (two parts State Government, one part Council).

CONCLUSION

The draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan has been prepared with the cooperation, assistance, and support of many stakeholders, including community members and State Government representatives.

The draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan will allow for the implementation of appropriate flood risk management strategies such as planning controls, emergency response measures, education, and infrastructure solutions to benefit the community and businesses within the catchment. The report and associated flood data will be uploaded to the NSW Flood Data Portal so it can be publicly accessed, with the aim of providing improved understanding of flood behaviour and flood risk while supporting future decision making for flood risk mitigation for the Fairy and Cabbage Tree Creeks catchment.











MINUTES

FLOODPLAIN RISK MANAGEMENT COMMITTEE (CENTRAL AREA)

at 4.00 pm

Tuesday, 3 April 2024

In Attendance

Cr J Dorahy (Chair), Cr T Brown, Cr C Blakey, Nathan McBriarty - Manager Infrastructure Strategy and Planning (Acting), Ali Sevenler - Floodplain Management Engineer, Yelia Pandika - Floodplain Management Engineer, Petar Milevski - Floodplain Management Engineer, Motiur Rahman - Floodplain Management Engineer, David Green - Land Use Planning Manager, Clare Robinson - Emergency Management Officer, Glenda Fewings - Administration Officer, Shaza Raini - Department of Planning Industry and Environment, Oscar Garratt - Rhelm, Leon Collins - Advisian, Felix Taaffe - GRC Hydro, Stuart Milling - Transport for NSW, Andrew Monk - Transport for NSW, Jean Groves - Neighbourhood Forum Representative, David Hearne - Community Representative.









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Meeting Minutes 3 April 2024



FLOODPLAIN RISK MANAGEMENT COMMITTEE – CENTRAL AREA

Item 4 - Attachment 2 - Central Area Floodplain Risk Management Committee



1 STANDING AGENDA ITEMS

1.1 Welcome and Introduction

In line with NSW Health guidlelines about Novel Coronavirus, we have made some changes to the way we are engaging the community, to keep our staff and people in our community safe. Instead of having face-to-face conversations with people, meetings are currently being conducted via Teams.

1.2 Acknowledgement of Country

The traditional owners of the land were acknowledged.

1.3 Apologies

Apologies were received and accepted on behalf of M Mariner.

1.4 Disclosures of Interests

Nil

1.5 Confirmation of Minutes of Previous Meeting

The Minutes of the Meeting held on 19 July 2023 were accepted by the Committee.

2 FLOOD MANAGEMENT UPDATE

2.1 Allans Creek Floodplain Risk Management Study and Plan

Public exhibition of the draft Allans Creek Floodplain Risk Management Study and Plan was completed on 9 October 2023. Following the closure of the exhibition period, the submissions received from the community were consolidated/reviewed.

An update on the progress of this project was presented by the consultants from Rhelm. The presentation outlined:

- 1. The Project Scope
- 2. Work Completed to Date
- 3. Public Exhibition Outcomes:
 - 211 Submissions received
 - 77 Attendees at drop in session
 - The key themes included creek maintenance and erosion concerns, development application approvals, flood insurance premiums, council responsiveness, specific location issues, individual property concerns, community education and widening of Byarong Creek upstream and downstreamof the Princes Highway.

Cr J Dorahy questioned the risk options for Byarong Creek and channel widening – where on Byarong would this be located? Oscar advised widening upstream of Princes Highway and further explained that properties have been purchased through the voluntary purchase scheme. A detention basin to offset impacts down near Figtree Oval would be challenging and would not stack up in terms of the cost benefit ratio.

Action: It is proposed that the committee recommend that Council adopt the Allans Creek Floodplain Risk Management Study and Plan (2024).

Moved by Cr T Brown

Nil Objections







2.2 Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan

Public exhibition of the draft Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan was completed on 16 October 2023. Following the public exhibition, the submissions received from the community were consolidated/reviewed.

An update on the progress of this project was presented by the consultants from Advisian. The presentation outlined:

- 1. The Project Scope
- 2. Work Completed to Date
- 3. Public Exhibition Outcomes

Jean questioned if the reason for James Pearson Park not going ahead was because of the cost factor? Leon advised the benefit in terms of the traffic down stream did not add up economically as there was limited space to detain water and the impacts of this on flooding down stream.

Cr Dorahy noted that the view on page 10, figure 8.3 of the presentation, does highlight flooding, a higher number of properties are flooded in this catchment compared with the Allans Creek catchment. Leon noted he had not looked in detail at the Allans Creek study but noted flooding was relatively broad. Cr J Dorahy asked who looks after the flood warning monitoring and trigger levels and the the implemtation of these functions is it the SES or WCC? Leon advised in terms of flood warning it would be BOM warnings, council does have some work under way and systems to place. Ali advised Council has Flood Aware which is a flash flood warning system however these can be precarious and we do not want a system that will warn people of every rainfall event, council is still investigating options – there is not simple solution. Nathan advised Council knows there are other means and measures and at the moment the team are providing You Tube videos for managing safety and the communications team have released these in multiple languages to help with prevention.

Jean advised water flows under James Pearson Park in the privately owned creek – the Williams Street creek between Chalmers and Williams Street - and this takes a lot of water in a big downpour, with the owners expected to keep this clear and clean. In this area of the creek there are huge concrete blocks, would council ever consider helping the owners as a one off to get these out of the creek with their machinery? Nathan advised 60% of water courses are private and therefore we need to be careful as a one off opportunity would normally be as a response to an emergency, without an emergency we could be asked to do on all private land and this is not feasible. Jean advised if council is happy to use the creek as a drainage system then council have a responsibility and conscience to help these property owners as its to councils benefit to remove the concrete blocks. Cr J Dorahy advised he understands the position however potentially there could be an option for council to provide advice on creek improvements.

Cr C Blakey advised College Place has a transient population and therefore there is not alot of knowledge in place for these residents and they are only targeted on an emergency basis. Is there something we can do? Nathan advised we can definately look at this and target locations once the plan is adopted.

Cr J Dorahy asked could Memorial Drive culvert upgrades be widened or expanded, would this be quite costly, would this come under state government as it is a state road? All advised this plan would be Transport for NSW (TfNSW) and Andrew advised TfNSW would fund this out of its own funds and not apply for grant money. Andrew advised he had a quick glance at the costing and TfNSW would need to assess to see if it would be financially viable.

Cr C Blakey advised she has heard from residents re McMahon Place as they are concerned with the impact of an environmental basin – Leon advised it was not on this project. Motiur advised this will be covered under Item 2.3 - McMahon Basin.

Action: It is proposed that the committee recommend that Council adopt the Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (2024).

Moved by Cr T Brown

Nil Objections



MINUTES FLOODPLAIN RISK MANAGEMENT COMMITTEE - CENTRAL AREA



2.3 Wollongong City Floodplain Risk Management Study and Plan

The final draft Wollongong City FRMS&P has been prepared by Council's consultant. An update on the progress of this project was presented by the consultants from GRC Hydro and covered:

- 1. Previous and current modelling.
- 2. The status of flood risk management plan measures.
- 3. An updated floodplain risk management plan.
- 4. Flood Mitigation.
- 5. Voluntary house raising and voluntary house purchase.
- 6. Flood modification measures.
- 7. Next Steps:
 - 1. Committee endorses public exhibition.
 - 2. Finalise report for public exhibition.
 - 3. Public exhibition and receipt of feedback.
 - 4. Incorporate feedback and finalise report for council adoption.

Andrew questioned if the road raising exercises had been assessed for what the affects upstream would be? Felix advised yes, I can show the impacts however it does not indicate impacts on properties as there are proposed road raising and culvert upgrades. Andrew questioned is this due to the flat nature of the downstream area? Felix advised, yes and it can get through and as the 3 locations do not have a huge upstream catchment it makes it more achievable.

Jean asked does the area of 1.8km that is very flat where the water slows down have a solution to speed up the water and clear it faster? Felix advised there are several options being looked at however nothing has been decided as yet; vegetation, earthworks in the park; can the water be drained somewhere else were all looked at.

Cr J Dorahy advised at the golf course at the end of Spring Hill Road there was a creek, has it ever been looked at as a more effective solution to have it reinvented than to raise the level of the road? Felix advised it was looked at in the 2015 study and it was a natural low point that would take flow and the constraints were going west to east; there was ecological impact for a large area and there would be a need for ongoing dredging for the required outlet and the cost was noted to be very high.

Cr T Brown asked for the options and if there had been any ball park costings on these options? – Felix advised costs estimates were not provided for three of the options for Spring Hill Road due to being TfNSW infrastructure. Andrew Monk advised cost will be significant and one of the option presents constraints with the railway over-bridge.

Action: It is proposed that the Committee recommend exhibition of the draft plan to the community.

Moved by Cr T Brown

Nil Objections

2.4 Detailed Design of McMahon Basin

Council did a concept design a couple of years ago:

- Stage 1: Data Collection
- Stage 2: Design Development Phase is ongoing

Once this has been finalised Council will seek committee consultation before going out to public consultation (limited to the directly impacted properties in the vincinty of the works)

Cr C Blakey and Stuart Milling raised environmental issues in this area. Motiur has forwarded to consultant to be considered in the report.



Item 4 - Attachment 2 - Central Area Floodplain Risk Management Committee Meeting Minutes 3 April 2024





2.5 Allans Creek – Debris Control Structure at The Avenue (Figtree Oval) Design

Ali advised Northrope have been engaged and they are on track for delivering the design this financial year, 2023/2024.

Cr C Blakey asked if the potential bridges to connect to Figtree Oval needed to have the flood risk study first and does this now open up options for creek bridges to provide connectivey? Ali advised there is no specific proposal in that area – any proposed bridge will require a flood impact assessment to quantify flood impacts to the surrounding area.

3 GENERAL BUSINESS

3.1 Business Arising from Previous Minutes

Nil

4 NEXT MEETING

The date of the next meeting is to be advised.

5 CLOSE MEETING

The meeting closed at 5.34pm

Insert Doc Set ID No 25167377





Wollongong City Council

Fairy & Cabbage Tree Creeks Floodplain Risk Management Study & Plan

Executive Summary

Introduction

The Fairy and Cabbage Tree Creeks catchment is located within the Wollongong City Council Local Government Area (LGA) in the Illawarra Region of New South Wales. The catchment comprises an area of approximately 21 km² draining from the Illawarra Escarpment to the Tasman Sea through Fairy Lagoon, which is an intermittently closed and open lake or lagoon (ICOLL). The study area also includes the Smith Street and Belmore Basin catchments which drain to Belmore Basin Harbour and have a combined area of about 0.7 km².

The study area encompasses suburbs such as Balgownie, Mount Pleasant, Mount Ousley, Fairy Meadow, North Wollongong, Keiraville and Gwynneville as well as parts of Wollongong and Towradgi. The major tributaries draining the catchment are Cabbage Tree Creek, Fairy Creek and Towradgi Arm. A number of major transport links also pass through the catchment including the Princes Motorway (M1), Mount Ousley Road, Princes Highway, Memorial Drive and the Illawarra Railway.

The catchment has a history of flooding, with extensive damage caused to private and public property located near the creeks and major drainage channels during a flood in August 1998.

Wollongong City Council (Council) is responsible for local planning and land management within its LGA, including the management of flood prone land. Previous floodplain risk management activities completed by Council in the study area have included the Fairy and Cabbage Tree Creeks Flood Study (Advisian 2020), Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (Bewsher Consulting 2010), and the implementation of flood risk management measures including detention basins, creek modification works, riparian corridor management and voluntary property purchase.

Council engaged Advisian (part of the Worley Group) to undertake an updated Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (FRMS&P) in response to various factors including release of Council's Revised Conduit Blockage Policy (2016), recent improvements in flood modelling technology, the availability of new data, and changes in the catchment. Flood modelling and mapping has been updated as part of the FRMS&P to reflect changes to the design flood estimation process associated with the release of Australian Rainfall and Runoff: A Guide to Flood Estimation 2019 (ARR2019) and related local data.

The study provides an improved understanding of the potential impacts of floods on the local community and will inform the ongoing management of flood risk in the Fairy and Cabbage Tree Creeks catchment.

Local Flood History

The Fairy and Cabbage Tree Creeks catchment has experienced several significant floods over the past decades including events in March 1975, March 1983 and August 1998. A flood also occurred in the Illawarra Region in October 1999 but was not particularly severe within the Fairy and Cabbage Tree Creeks catchment.

The 1998 flood caused significant disruption and damage to public and private property. Floodwaters created high hazard conditions at numerous properties in close proximity to watercourses and drainage channels, as well as on major and local roads. Significant clean-up operations were required following the flood.



Wollongong City Council

Fairy & Cabbage Tree Creeks Floodplain Risk Management Study & Plan

Rainfall and flood severity may vary significantly across the catchment due to its topography and size. Typically, rainfall in the upper catchment is higher and more intense than along the coast owing to the orographic influence of the Illawarra Escarpment, as was the case during the August 1998 storm. Rainfall in the catchment and Illawarra Region in general can also vary from north to south, as evident during the October 1999 storm when flooding was far more severe in the neighbouring Allans Creek catchment than within the study area.

During the 1998 flood, significant blockage of culverts and bridges with debris was observed. These blockages are believed to have contributed to the flood levels observed in areas upstream of some of these structures.

Existing Flood Behaviour

Flood modelling and mapping has been updated as part of the FRMS&P to reflect changes to the design flood estimation process associated with the release of *Australian Rainfall and Runoff: A Guide to Flood Estimation 2019* (ARR2019) and related local data. This process is described in a separate report titled *Fairy and Cabbage Tree Creeks Flood Study Update* (Advisian 2022).

For design flood events from the 20% Annual Exceedance Probability (AEP) up to and including the 1 in 500 AEP a critical storm duration of 90-minutes was found for much of the study area. This is generally indicative of a 'flashy' catchment where flooding occurs in response to relatively short durations of intense rainfall and flood levels quickly rise and fall over the course of a few hours.

Slightly longer critical storm durations of 120-minutes to 360-minutes were generally found for the lower catchment, from around Memorial Drive downstream for Cabbage Tree Creek and the Princes Highway downstream for Fairy Creek. This indicates that flooding in these areas is more sensitive to the total volume of rainfall than other parts of the catchment, and that floodwaters may rise somewhat slower and remain elevated for several hours.

Flood model results indicate that flooding can be widespread along the various creeks, and numerous minor tributaries and local overland flow paths in the study area. While numerous properties may be affected, many others are located high on ridges and would remain unaffected by flooding even during the Probable Maximum Flood (PMF).

Flood extents along incised creek channels and in steeper areas of the catchment generally increase in relatively small increments with flood magnitude. However, in the lower, flatter areas of the catchment floodwaters from various tributaries converge and flood extents and depths can increase markedly with flood magnitude, particularly in the PMF event. Such areas include along much of the upstream (western) side of Memorial Drive and the M1 Motorway, Fairy Creek upstream of the Princes Highway, and much of the area to the east of Memorial Drive and the Princes Highway which includes the floodplains of Cabbage tree Creek, Fairy Creek, Fairy Lagoon and Towradqi Arm.

During the 1% AEP flood event, areas of high flood hazard that may pose a significant threat to life and property (e.g. ≥ H4 Hazard) are generally constrained to defined water courses, open channels and flood flow paths. However, there are various exceptions most notably Exeter and Achilles Avenues adjacent to lower Fairy Creek in North Wollongong, properties along the western edge of Memorial Drive in Fairy Meadow between Kingsford and Norman Streets, and College Place in Gwynneville. Flood depths and velocities also become significant along various roads in the study area and would affect vehicle stability and pose constraints for evacuation and emergency response.

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Item 4 - Attachment 3 - Executive Summary - Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan



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Fairy & Cabbage Tree Creeks Floodplain Risk Management Study & Plan

During the PMF event, the extent and degree of hazard posed to life and property would increase significantly, with buildings vulnerable to structural damage or failure in various areas. Evacuation and emergency response constraints would also be significantly worse, with some areas requiring early evacuation to avoid rapid isolation and inundation.

Assessment of Property Affectation

To allow an assessment of properties likely to be affected by above floor flooding, and to subsequently undertake estimation of flood damages, a database was prepared for properties within the floodplain including information on the habitable floor levels and building types.

Design flood levels were interrogated against the property database to provide an assessment of buildings expected to be flooded above floor. Results of the analysis are discussed in the following.

Above Floor Flooding by Design Flood Event

- Overall, the level of affectation is high, with over 2,000 properties expected to be flooded above floor level in the PMF. This is in the order of 15% of all properties in the study area.
- In a 1% AEP event about 480 properties are expected to be flooded above floor, representing about 4% of all properties in the study area.

Above Floor Flooding by Suburb

- The highest concentration of affectation is in North Wollongong, with up to 60% of properties flooded above floor level in the PMF. The major watercourses of Fairy Creek, Cabbage Tree Creek and Towradgi Arm converge into Fairy Lagoon in this low-lying coastal area. This results in a broad floodplain that impacts most properties in the area.
- Fairy Meadow has the next highest concentration of affectation with about 35% of properties flooded above floor level in the PMF. It also has the highest total number of affected properties with about 850, representing some 40% of all affected properties in the study area. The affected properties are primarily concentrated in the floodplains of Cabbage Tree Creek and Towradqi Arm from about the Princes Highway in the west to Squires Way in the east.

Depth of Above Floor Flooding

- The depth of above floor flooding is less than 0.5 metres for most affected properties across all design events (e.g. about 80% of properties in the 1% AEP and 65% of properties in the PMF).
- The number of properties expected to experience depths of 1.0 metre or more above floor is relatively low for all events except the PMF. The number increases from one property in the 20% AEP and 10% AEP events to 11 in the 1% AEP event and 18 in the 1 in 500 AEP event. In the PMF this number jumps to 190 properties.
- At properties experiencing 2 metres or more of flooding above floor level there would be an increased risk to life. No properties are expected to be inundated to such depths until a 2% AEP event when there would be only one. Only two properties would be expected to be flooded to 2 metres or more above floor level in the 1% AEP, 1 in 200 AEP and 1 in 500 AEP events. This number jumps to 21 properties in the PMF.



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Wollongong City Council

Fairy & Cabbage Tree Creeks Floodplain Risk Management Study & Plan

Estimation of Flood Damages

Flood damages are adverse economic impacts that private and public property owners experience as a consequence of flooding. A flood damage assessment has been undertaken for the study area to quantify the impact of flooding in economic terms following the methodology presented in the Floodplain Risk Management Guideline: Residential Flood Damages (OEH, 2007). This includes calculation of the following two key measures:

- Annual Average Damages (AAD), a measure of the cost of flood damage that could be expected each year by the community, on average over a long time period.
- The present value of flood damages (typically over a 50 year period at a 7% discount rate), which represents the sum of all future flood damages that can be expected over the calculation period expressed as a dollar value.

Key findings regarding flood damages estimated for the Fairy and Cabbage Tree Creeks study area are summarised as follows:

- Significant flood damages would be expected even in a 20% AEP flood event. Owing to its higher probability of occurrence, this event results in the largest contribution to AAD and hence present value of damages.
- Direct damages increase incrementally with increasing event magnitude from \$11.6M in the 20% AEP event, to \$46.3M in the 1% AEP event, and \$59.8M in the 1 in 500 AEP event. There is then a significant increase to about \$200M in the PMF.
- Contribution to AAD generally decreases with increasing event magnitude, with the more frequent events contributing more greatly to the total AAD and present value of damages.
- Direct flood damages for residential land use are several times higher than those for nonresidential land use across all design events.

Potential Impacts of Climate Change

Climate change is expected to alter the severity of flood impacts through sea level rise (SLR) and an increase in the intensity of heavy rainfall events.

As part of the flood study update several climate change scenarios were simulated and have been used to assess the potential implications of climate change on above floor flood affectation and flood damages. The following is notable from the results:

- It was found that the climate change scenario had the largest impact on the 20% AEP, with an increase of almost 80% in the number of properties expected to be flooded above floor level, and an increase of about 50% in flood damages calculated for the event.
- Impacts on the 1% AEP were also significant, with an increase of almost 40% in the number of properties expected to be flooded above floor level, and an increase of about 35% in flood damages for the event.
- Increases in the number of properties flooded above floor and in calculated flood damages were comparatively minor in the PMF.
- Overall, a 20% increase in rainfall intensity and sea level rise of 0.9 metres due to climate change would be expected to have a significant impact on property affectation and the economic impact of flooding. The Average Annual Damage and net present value of flood damage would be expected to increase by about 40%.



Advisian

Wollongong City Council

Fairy & Cabbage Tree Creeks Floodplain Risk Management Study & Plan

Approaches to Managing Flood Risk

According to the *Floodplain Development Manual* (2005), floodplain risk management measures can be separated into the following categories:

- Property modification measures.
 - These measures include flood planning controls for future development to ensure that land uses are compatible with flood risk. They can also include voluntary house raising and purchase, or flood-proofing of buildings, which can act to reduce flood damages.
 - These measures are discussed in Chapter 8: Land Use Planning and Property Modification
- Response modification measures.
 - These typically include emergency response management measures, flood predictions and warnings and community flood awareness and preparedness.
 - These measures are discussed in Chapter 9: Flood Emergency Response Management,
- Flood modification measures.
 - These are typically structural works, such as culvert upgrades, flood protection levees, flood detention basins or bypass floodways, which act to reduce flood damages.
 - These measures are discussed in Chapter 10: Assessment of Flood Modification Measures.

Land Use Planning and Property Modification

A key objective of this study is to provide improved flood information to support land use planning activities in the study area. Effective land use planning can help ensure that the flood risk posed to a community does not increase moving into the future.

- Review of existing planning instruments including the Wollongong LEP 2009, Wollongong DCP 2009, and the Fairy Lagoon Entrance management Policy (2007)
- Development of a series of flood planning maps including 'Flood Risk Precincts' which are to be used to inform the application of flood-related development controls across the floodplain
- Assessment of the potential cumulative impacts of future development on flood behaviour
- Review of the potential of Voluntary Purchase and Voluntary House Raising as options to reduce flood risk in the study area.

As a result of the above investigations, several recommendations regarding the update of planning controls and property modification scoping studies have been made as presented in **Table 8-4**.

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Fairy & Cabbage Tree Creeks Floodplain Risk Management Study & Plan

Flood Emergency Response Management

The NSW State Emergency Service (SES) is the legislated Combat Agency for floods and is responsible for coordinating other agencies involved with flood emergency management.

New detailed information on flood behaviour and impacts in the study area has been made available as a result of this FRMS&P for consideration by SES in their planning and incorporation into the Local Flood Plan as appropriate. This includes the following:

- Assessment of flood affectation at 'Sensitive Land Uses and Critical Use Facilities' such as emergency response facilities, aged care facilities, childcare centres and preschools, schools, caravan parks and student accommodation.
- Assessment of flood affectation along the Illawarra Railway.
- Assessment of the frequency and duration of inundation along major roads.
- Mapping of Flood Emergency Response Classifications (FERCs) to provide an indication of the relative vulnerability and requirements of different areas in flood emergency response situations.
- Assessment and provision of information on the sequential impacts of flooding as water levels rise throughout the catchment.
- A review of current flood warning arrangements in the catchment.

As a result of the above investigations, several recommendations to help improve flood emergency response have been made as presented in **Table 9-9**.

Flood Modification Measures

An initial list of potential flood modification measures was compiled based on the following:

- Measures identified in the previous FRMS&P (Bewsher 2010).
- Measures targeting potential flood problem areas identified through phone calls made to Council by residents about flooding issues.
- Measures targeting flood problem areas with modelling indicating several properties affected by above floor flooding.

This list comprising more than 40 potential measures across the catchment underwent an initial assessment considering the feasibility, likely costs, and potential benefits of each option. From this assessment 12 measures were identified warranting further investigation.

Detailed investigation of the 12 preferred measures involved hydraulic modelling, cost estimation, calculation of reductions in flood damages, cost-benefit analysis and multi-criteria analysis. Through this process a relative ranking of the measures was determined.

The highest-ranking flood modification measures include vegetation management, debris control structures, upgrade of culverts beneath Memorial Drive, and modification of the Foothills Road Basin outlet structure. The resulting recommendations are presented in **Table 10-7**. If all the recommended measures were implemented, it is estimated that this would protect 38 properties from above floor flooding in the 1% AEP flood and reduce Annual Average Damages (AAD) by \$150,000.

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Item 4 - Attachment 3 - Executive Summary - Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan



Wollongong City Council

Fairy & Cabbage Tree Creeks Floodplain Risk Management Study & Plan

Floodplain Risk Management Plan

It is recommended that the Floodplain Risk Management Plan for the Fairy and Cabbage Tree Creeks catchment include the management options presented in the following:

- Table 8-4 Recommendations relating to Land Use Planning and Property Modification
- Table 9-9 Recommendations relating to Flood Emergency Response Management
- Table 10-7 Recommendations relating to Flood Modification Measures.

This Final Draft Floodplain Risk Management Study and Plan is to be placed on public exhibition to allow the local community and stakeholders to provide feedback on the recommendations. The Floodplain Risk Management Committee will then consider the submissions received and make any appropriate changes before finalisation and adoption of the Floodplain Risk Management Study and Plan by Council.



Floodplain Risk Management Study and Plan (2023)

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Fairy & Cabbage Tree Creeks

Floodplain Risk Management Study and Plan

Engagement Report
November 2023

Document Set ID: 24685935 Version: 11, Version Date: 03/06/2024 Floodplain Risk Management Study and Plan (2023)



Fairy and Cabbage Tree Creeks FRMS&P - Engagement Report November 2023 - Doc ID 24685935

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Item 4 - Attachment 4 - Engagement Report - Fairy and Cabbage Tree Creeks

The information in this report is based on data collected from community members who chose to be involved in engagement activities and therefore should not be considered representative.

This report is intended to provide a high-level analysis of the most prominent themes and issues. While it's not possible to include all the details of feedback we received, feedback that was relevant to the project has been provided to technical experts for review and consideration.



Item 4 - Attachment 4 - Engagement Report - Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (2023)

Fairy and Cabbage Tree Creeks FRMS&P - Engagement Report November 2023 - Doc ID 24685935

Executive Summary

As part of our commitment to managing flood risks in our region, Wollongong City Council reviewed the Fairy and Cabbage Tree Creek Floodplain Risk Management Study and Plan (FRMS&P). We asked the community to comment on the draft Fairy and Cabbage Tree Creek FRMS&P from 11 September - 16 October 2023. We shared the preliminary options recommended for flood mitigation and draft reports with the community and key stakeholders and sought their input.

Engagement Strategy

We sent letters, Frequently Asked Questions (FAQ), a map and a survey to more than 12, 678 residents and owners of properties identified as flood affected. Identified key stakeholders were emailed information about the project.

The Community Engagement team hosted various engagement activities and opportunities to submit feedback throughout the engagement period. These included:

- Hard copy surveys posted out to residents
- An online information page and survey via the Our Wollongong web page
- A community drop-in session at Fairy Meadow Community Centre on the 19 September 2023
- Aboriginal stakeholder engagement from 1 September 2023
- Ongoing engagement opportunities for the community to lodge formal submissions including photos and videos

Participation

Wollongong City Council received over 200 responses during the engagement period. There were 171 survey responses – 148 hard copy surveys returned by mail and email, and 23 online surveys. There were 6 meetings that took place with Aboriginal stakeholders in the community, where approximately 15 Aboriginal members of the community provided input. Over 105 people attended the community drop-in session on 19 September 2023 at Fairy Meadow Community Centre. 15 people provided formal submissions to Council, including key stakeholders.

Results

The key findings in the proposed flood mitigation relevant to Fairy and Cabbage Tree Creeks catchment saw Flood Mitigation Option 3 (FM3) Memorial Drive culvert upgrade was most favoured. Debris control structures and vegetation management to improve creek flow were most supported in the general flood mitigation options.

The community was asked to comment on the proposed options as well as explain their experience with flooding in the area. The dominating themes included:

- Vegetation management and debris control
- Review and upgrade current storm water systems
- Development controls
- Natural mitigation interventions

Aboriginal stakeholders spoke from personal and cultural experience when providing input on the draft FRMS&P. Some key points the meetings raised were about protecting natural areas and if intervening, site inspections be carried out, investigate natural interventions to ease the speed of high flowing creeks, implement mitigation strategies in already intervened (concreted) culverts and drains. There were concerns raised regarding McMahons Street detention basin, given the area is in a natural state.



Fairy and Cabbage Tree Creeks FRMS&P - Engagement Report November 2023 - Doc ID 24685935

The community drop-in session on 19 September 2023 has over 105 attendees and 11 staff from Council, Department of Planning and Environment, and the flood consultant Advisian. The community had the opportunity to ask questions about the draft FRMS&P. There were copies of the plan, maps and videos shown at the session. Common questions were around development, insurance, prioritisation and how the proposed mitigation strategies would work and their impact on surrounding properties.

Formal submissions were received and reported to the flood engineers. NSW South East SES and Endeavour Energy made formal submissions. Other submissions by Neighbourhood Forum 5, Keiraville Resident Action Group ("KRAG"), other community groups and individuals were recorded and sent to the engineers in full to assess in relation to the draft FRMS&P.

Next Steps

We will use this feedback to inform any required revisions to the draft Floodplain Risk Management Study and Plan. The recommended options will require further investigation, consultation and approvals before going ahead. We will continue sharing information and seek input as we progress.



Item 4 - Attachment 4 - Engagement Report - Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (2023)

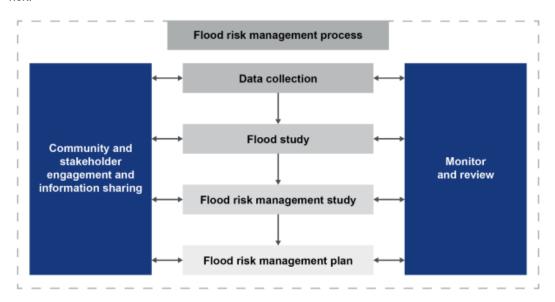
Fairy and Cabbage Tree Creeks FRMS&P - Engagement Report November 2023 - Doc ID 24685935

Background

As part of our commitment to managing flood risks in our region, we reviewed the Fairy and Cabbage Tree Creek Floodplain Risk Management Study and Plan (FRMS&P). The previous plan was created in 2010. We reviewed the flood study in 2019 and updated it under FRMS&P with ARR2019 guidelines. The updated flood models and mapping with the most recent inputs by the community in 2019 outlines what the risks/damages from floods might be. We then updated our plan for mitigating (reducing) these. This is what a FRMS&P does. The FRMS&P identified flooding "hotspots", and explained what the risks and damages from floods may be in the Fairy and Cabbage Tree Creeks catchment. The report presented potential options for ways we could mitigate (reduce) those risks. Examples of these measures include:

- Emergency response plans.
- Building new or improving existing structures that collect and carry stormwater into drains or creeks, e.g. detention basins or culverts.
- Land zoning and development controls that guide what can and can't be built on flood-prone land.
- Voluntary purchase of houses built in areas of high flood-risk.
- Voluntary house raising of eligible houses.
- Flood education programs.

We consider changes to flood risk because of these strategies and under future conditions, eg. climate change and future development. The reports include recommendations for strategies to reduce flood risk.



Flood study reviews and previous engagement

The community has provided valuable input to previous flood investigations within the Fairy & Cabbage Tree Creeks catchments, with the most recent inputs provided in 2019 as part of the flood study reviews. The community provided accounts of their observations of flooding and feedback on the flood mapping through online surveys and at community drop-in sessions. The flood models were updated as a result. The Fairy & Cabbage Tree Creeks Flood Study (2020) was updated and finalised following their public

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exhibitions. It was then adopted at Council's meeting on 29 June 2020.

The draft Floodplain Risk Management Study & Plan (for public exhibition) was prepared by Advisian in September 2023. This was made available to the community via the Our Wollongong webpage.

Fairy & Cabbage Tree Creeks Catchment

- 21.7km2 study area
- Includes Fairy Creek, Cabbage Tree Creek and the Towradgi Arm waterways
- The area is roughly bounded by Towradgi Road in the north and Crown Street in the south.
- Fairy Meadow is the primary commercial zone, the main University of Wollongong campus is near the centre of the catchment, and the 'Innovation Campus' lies in the lower catchment between the Fairy Creek and Towradgi Arm waterways
- Residential, commercial and open space land uses
- Drains to Fairy Lagoon, North Wollongong and Belmore Basin, Wollongong



Stakeholders

Stakeholders identified prior to the start of the engagement period included:

- Flood-affected residents, ratepayers and businesses
- Aboriginal stakeholders
- Participants in previous engagements
- Northern Floodplain Committee
- Development industry
- NSW Department of Planning and Environment
- **Endeavour Energy**
- NSW SES South Eastern Zone
- Local affected schools

- Lord Mayor & Councillors
- Sydney Water
- Register of Interest Flood
- Neighbourhood Forum 4 and 5
- Transport for NSW
- Schools
- **Emergency Services**
- General community

Methods

Communication Methods		
Methods	Details of Methods	
Letter	 12, 678 letters were delivered to local residents, businesses and property owners. The letter included: Letter FAQ (Responses to questions about the draft plans) Flood mitigation options map (Draft proposed flood mitigation map showed the 16 recommended mitigation options) 	



Item 4 - Attachment 4 - Engagement Report - Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (2023)

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	Hard-copy survey (Asking people's preference on strategies and any other
	comments or questions)
Email to key stakeholders	An email brief and FAQ was sent to key stakeholders
Aboriginal stakeholder meetings	Aboriginal stakeholders were emailed the information and invited to attend a meeting with a flood engineer working on the project to learn more and have their questions answered.
Register of Interest	836 emails were sent to participants registered on the Our Wollongong website with an interest in 'flood'
Our Wollongong website	 The project webpage hosted background information and supporting documents: FAQ (Responses to questions about the draft plans) Flood mitigation option map (showing 16 recommended mitigation options) Floodplain Risk Management Study and Plan 2023 Q&A forum Online survey
Community Information Session	A drop-in information session was held at Fairy Meadow Community Centre on Tuesday 19 September 3:30pm – 6:30pm, where we displayed: • Draft Floodplain Risk Management Study and Plan reports • Comparison between ARR2019 and ARR1987 • Design flood extent map B1 – 1% AEP, 5% AEP and Probable Maximum Flood • Flood risk precincts • First event flooded above floor • Map showing location of the recommended options • Impact mapping
Library information stand	Located at Wollongong City libraries there was the following: Survey FAQ Maps Fairy and Cabbage Tree Flood Study 2023 Fairy and Cabbage Tree Flood Plan 2023



Item 4 - Attachment 4 - Engagement Report - Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (2023)

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Advertiser	A notice appeared in the Illawarra Mercury to advertise the engagement on the
	following dates:
	6 September 2023
	• 4 October 2023

Engagement

- Hard copy survey (posted with letter)
- Our Wollongong website
 - An online survey was used to capture participants' comments.
 - An online Q&A forum was provided for participants to ask questions about the draft plans.
- Community Drop-in session 19 September 2023
- Face-to-face meeting with Aboriginal stakeholders
- **Emails**

Results

All affected residents, owners and identified stakeholders were invited to provide feedback on the Draft Fairy and Cabbage Tree Creek FRMS&P from 11 September – 16 October 2023.

Aboriginal engagement commenced 1 September 2023.

Engagement Participation

Engagement Activities		Participation
Drop-in session		105+
Aboriginal stakeholders engaged		15
Online Participation via Our Wollongong		
Aware – Total number who viewed the project webpage.		344
• Informed – Total number who clicked a hyperlink, e.g. to download the draft plans.		187
 Engaged – Total number who contributed to the project, e.g. by submitting comments via the survey or posting a question to the Q&A. 		25
Online Q&A Submission		3
Written Submissions		15
Unique Photo Submissions		14
Survey Participation		
Hardcopy surveys (returned by mail and email)		148
Our Wollongong Survey		23
	Total surveys	171

Submission results

We received more than 200 submissions. This was a combination of surveys via online and hard copy, written submissions and meetings with Aboriginal Elder in the community. Representatives from the following organisations made either an open submission or submitted responses via the survey:

· Local Aboriginal Elders



Item 4 - Attachment 4 - Engagement Report - Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (2023)

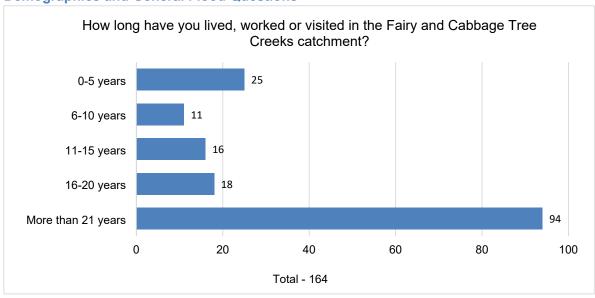
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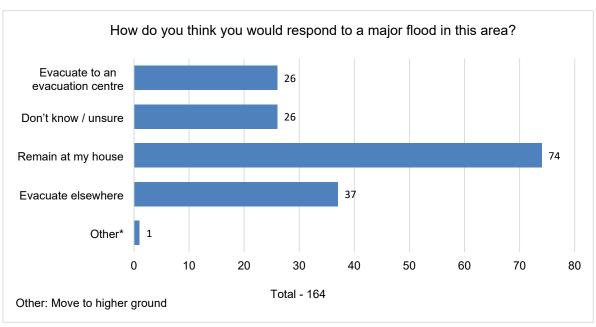
- Endeavour Energy
- NSW SES South Eastern Zone
- Neighbourhood Forum 5 and Keiraville Resident Action Group

Online and Hardcopy Survey Feedback

We received online and hardcopy surveys. Some were only partially completed, with either some of the questions skipped or only partially completed. The summary of the feedback is as follows:

Demographics and General Flood Questions

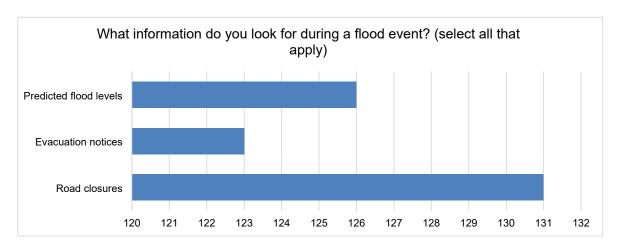




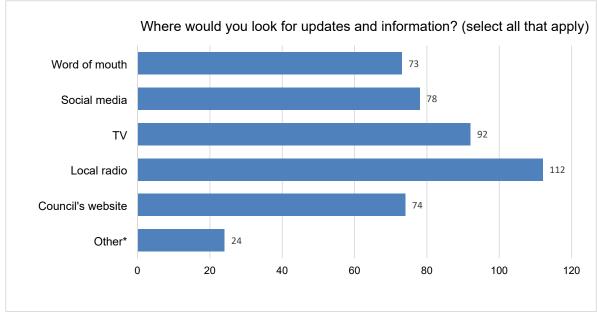
Floodplain Risk Management Study and Plan (2023)



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Other*:

- Work place announcements
- Live traffic app
- Home has never flooded therefore has not needed to worry
- Mobile SMS text message
- Door knocking and under door message
- Bureau of Meteorology and weather apps
- SES website and Hazards Near Me app
- Look at the water level in the reserve close to property
- Family and neighbours

176

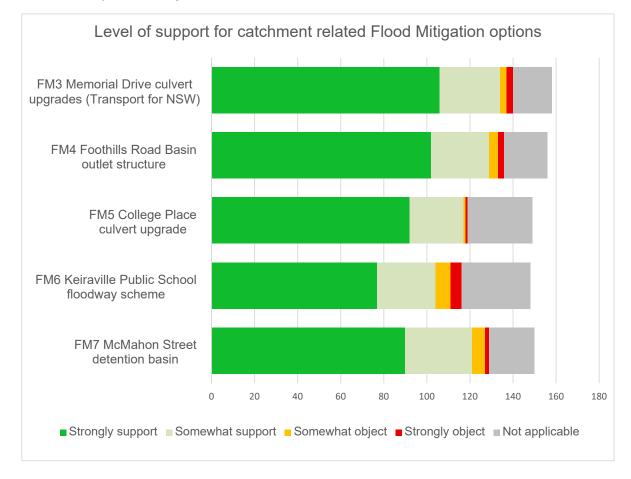


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Mitigation Option Results

Respondents were asked to indicate their level of support for the following options for managing flood risk in the Fairy and Cabbage Tree Creek Catchment.





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Some people elaborated on their level support for specific flood mitigation suggestions. They included:

From my experience the introduction of the **FM4** Foothills Rd Detention Basin has, by accelerating water flow, had a deleterious impact on the lower portion of the branch of Cabbage Tree Creek. I have seen the portion of the creek immediately to the east of Foothills Road erode rapidly in the last five-six years.

Holding pit up stream? Culvert **FM3** opens to totally vegetated creek/ drain, trees need removal.

+

Regular cleaning of culverts and downstream areas to ensure water can flow without restriction. This was the issue in 1998 Aug Flood (**FM3**).

Provide access to College Place culvert (**FM5**) for large machines to clean out both side.

While the work at Foothills Road (FM4) is effective in retaining water the job was not completed.

In relation to Kingsford Street Fairy Meadow the two **FM3** Memorial Drive culvert upgrade would vastly reduce flood hazard on the western side of Memorial Drive. The flooding of Kingsford Street in 1998 was directly attributed to the culvert restriction with water backing up and flowing through from Chapman Street and Jardine Street. The volume burst through rear fences on the north side of building blocks flooding into Kingsford Street.

Creek on the south side of Keiraville primary school (other side of Gipps street) - as mentioned in **FM6** this creek is at its peak and therefore cannot accept more water if redirected from the schools oval as described in your information pack.

As a resident living south of Keiraville primary school we are always 'close' to flooding, so it concerns me that a plan (**FM6**) would include sending more water that way, thus increasing my risk. Really reducing my risk would involve less water (you shouldn't be planning to flood

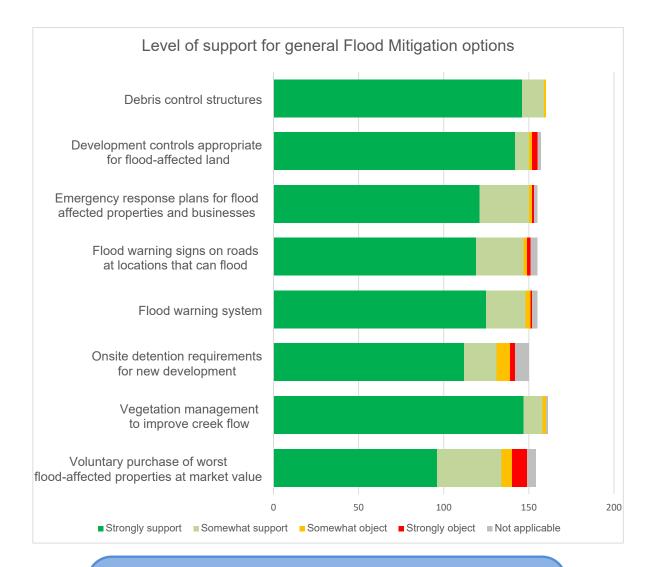
The proposal to include a detention basin on **FM7** McMahon St is totally unacceptable. The proposal is counter to the WCC's own assessment of this water course as a Category 2 which should be managed for its valuable terrestrial and aquatic habitat. The proposal is in opposition to environmental protection, biodiversity conservation and riparian corridor management. It is ironic that the proposal includes the destruction of the natural environment which will in fact make both climate change and the flooding intensify.

Prioritise **FM7** McMahon Street detention basin as multiple new dwelling constructions on once open ground will intensify flood risk and cause more traffic chaos on cabbage tree lane to the added units and townhouses extra vehicles using this road.



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Advance the **flood warning system** - set up a personal contact system. Telephoning each household and / or texting them to inform them of the impending danger, when to leave by, where to go, how to secure their home etc. Some elderly, and some young people have deliberately discarded social media and mobiles, so all communication mediums need to be included. BTW, I think AU does disaster communication incredibly well. People also need to learn how to protect their homes for minimal damage, during these events."

It would be permanently solved the flood problem if council can do voluntary purchase of worst flood-affected residential properties at market value.

Flood warning signs on roads should only be in place if there is regular flooding in the area and only between the points on the road which experience the flooding, otherwise mobile flooding signs are adequate.



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Respondents were asked if they had other suggestions or comments for managing flood risk in the catchment. These are summarised in the following key themes:

Regular cleaning of debris and vegetation management

Over half of the people who suggestions via the survey wrote they wished for Council to be more proactive and regular in cleaning out drains, culverts and creeks. Requests to make it a priority to clean drains was clearly evident in the data.

People described rubbish, foliage, grass clippings and other debris block drains, which then created pools of water, which led to flooding of homes. Sediment and silt build up was also a concern raised by respondents. Some respondents mentioned that flooding occurs even in smaller flooding events due to blocked drains, creeks and culverts.

Respondents also voiced their discontent at having to contact Council regularly to clear drains. People wanted a regular schedule and wished to be made aware of what the schedule is, including how Council plans to maintain the relevant drain. People in support of debris control structures wished to ensure Council would establish a regular system of cleaning to avoid blockages and pool of debris, otherwise the mitigation strategy is "redundant".

Suggestions were also raised regarding Council regularly street sweeping areas with high numbers of deciduous trees, particularly in autumn or when high wind is predicted, to reduce the risk of blockages in drainage systems. Similarly, a suggestion was provided about the opportunity to implement waste bins with closures that would reduce the risk of rubbish blowing over in high winds and ending up in drains and streams. Other suggestions were made regarding the need to educate the community to consider their rubbish collection in high wind and rain events.

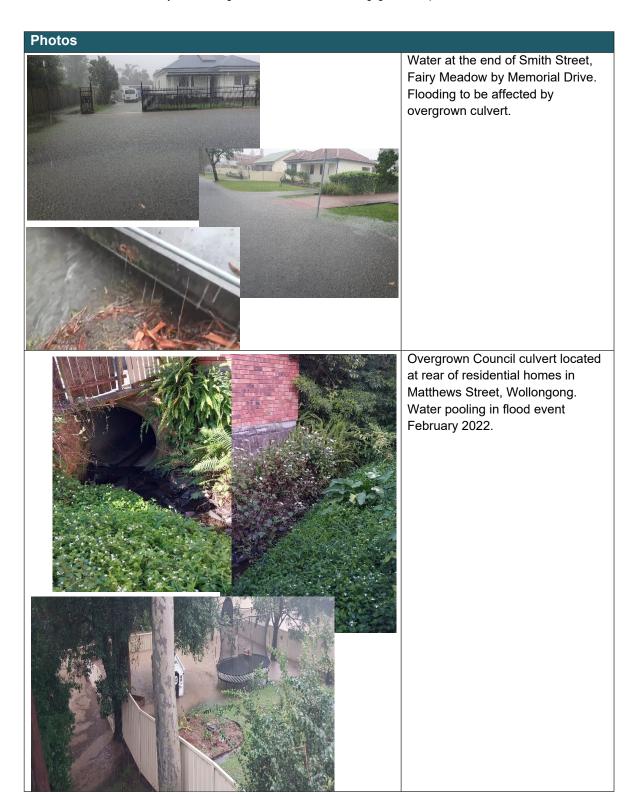
Some specific locations requiring debris clearing and vegetation management included:

- Culvert at end of Smith Street, Fairy Meadow
- Cabbage Tree Creek including in Balgownie and nearby the Fraternity Club
- Winton Place Balgownie to Walkway bridge access to Lombard Ave and Ellengowan Crescent
- Smiths Creek storm water drain catches at the road at Wilson St because the drain splits into two
- Northern distributor, Memorial Drive nearby Clifford Street
- Culvert at College Place
- Corner of Cole Street and Tucker Avenue
- Low point area west of Memorial Drive (nearby Lila Avenue)
- Puckeys Creek in North Wollongong (to reduce bank erosion)
- Chalmers Street
- Fairy Creek
- Retention basin at Brokers Road (silted up)
- Cabbage Tree Lane Creek

There were concerns raised in the survey regarding the private management of creeks within property boundaries. People discussed that creeks in their neighbouring properties were not maintained well. They would like Council to take over management of high-risk creek and water ways. This was perceived to be a particular need in houses that are rented or managed by Strata, as referenced by a respondent in Fairy Meadow. According to participants, poor-management of bank erosion, and debris build up in neighbouring or up-stream properties, caused flooding to their property. Desire for private owners to be educated and held accountable by Council was requested by some.



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Current Storm Water Drainage Systems

Large numbers of feedback were related to upgrading and improving drainage by Wollongong City Council. Comments were around:

- Increasing capacity of storm water drains,
- Hosting regular inspections of storm water
- Audit and review current stormwater channels in LGA and if the system is adequate in dealing with storm water specific to the site. Replace as necessary.

Responses mentioned specific locations regarding improving and/or upgrading drainage included:

- Western side of the reserve between 40-45 Bootie Street, Balgownie
- Cabbage Tree Creek culvert walls (nearby Fraternity Club)
- Ravenwood Place, Mount Keira (mountain overland flow)
- Parkview Grove, Mount Ousley culvert
- Northbourne Ave joins Mount Ousley Road northbound after the roundabout.
- Memorial Drive, Northern Distributor
- Reserve Street into Melaleuca Park, Keiraville (causing flooding downhill in Akuna and Nyrang
- Carters Lane, Towradgi
- Rae Crescent, Balgownie
- Low point at north-east section of Ellengowan Crescent, Fairy Meadow
- Hamilton Street, Fairy Meadow within the creek after the Foothills Road Basin.
- Soudan Street and Collerary Avenue, Fairy Meadow
- Bourke Street North Wollongong to relieve Blackett Street and beyond
- Meadow Street, Fairy Meadow to relieve Alexander Street
- Sperry Street and Matthews Street, Wollongong
- Hopewood Crescent, Fairy Meadow culvert walls
- Parkview Grove culvert upgrade
- Bill Madden Park, Mount Pleasant sumps and pipe work
- Koolabong Park to Botanic Gardens, Keiraville
- Keira Park, Mount Keira



Carters Lane, Towradgi

Water unable to drain leading to submitter's backyard and garage flooding



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Intersection of Akuna and Nyrang Street Keiraville

Storm water flow described to have come from Melaleuca Park



Water flowing down from Dymock Street Reserve into Hopewood Crescent

Development Controls

Imposing stricter development controls were elaborated upon in further comments within the survey. The consistent thread was that respondents did not want Council to approve any more developments in flood prone areas. This was because large developments increase impervious grounds meaning water flows faster across the surface and does not allow any water to be absorbed into soil or vegetation.

Other people made statements related to development controls which included:

- Developments have water tanks to retain water.
- Require a fixed amount of unbuilt space/ gardens for new developments
- Restrict size and position of development proposals considerate of surrounding storm water in area.
- Any large development which introduces large impervious ground areas should include extensive adequate infrastructure to drain water away.
- Review any planning request which receives more than 15 complaints indicating that flooding will be the result of a large development, as the locals are more aware of the immediate environment.
- Disallow any new developments within 100 meters of the beach.



Floodplain Risk Management Study and Plan (2023)

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- Private storm water pipes should have compulsory grates to protect against large rocks and debris entering the system.
- Build pavements which act as very wide gutters to direct water flow but are still good to walk on.
- Encourage developers to be innovative in the development of the site eg raised above water lines whilst still complementing the surrounds.
- Restrict clearing vegetation to create housing Build up, not out.
- Any structures with properties below should be carefully constructed with additional safety
 management infrastructure to ensure that any structural damage will not lead to sudden large
 releases of water into residential areas.

Natural Mitigation Strategies

Some respondents suggested Council consider managing creeks with a more "natural" approach, such as to vegetate the area to slow down the flow of water, particularly in high flowing areas of streams. They wished to use of reeds, boulders and other strategic vegetation around creek lines and streams to be investigated and implemented. Increasing absorbent grounds nearby flood prone areas was a request, with one respondent stating that Brokers Road basin's surrounding farmland absorbed a lot of water in recent floods and eased overland flowing water.

Others suggested planting trees and vegetation with high water tolerance in and around creeks to soak up water and stabilise banks and surrounds. Embankment support was a priority. One respondent stated:

Hopewood Crescent has reeds within it and watching after flood event these were all flatten and providing a natural lining for the creek bottom and banks. Maybe the planting of reeds in some parts of the creek system may help?

Some comments asked Council not to intervene with creeks and let them flow in their natural stream. Requests were made to reduce barriers and prioritise the protection of animal habitats, including frogs, and appropriately consider in Council's mitigation plan.

Erosion

Bank erosion and compromised embankment was a concern raised by residents, particularly for those who have lived in the catchment a long time and have witnessed the changes in creek lines over time and in recent adverse weather events. The speed in which water is travelling in some parts of Fairy and Cabbage tree creek is causing significant erosion of banks. And when large banks collapse, homes are threatened by the large pieces of debris, boulders and rocks state some respondents.

Areas of concern included:

- Creek flowing through Parkview Grove, Mount Ousley into south-west of Foothills Road Reserve.
- Creek at rear of Hamilton Street, Fairy Meadow as putting houses at risk within the creek after the Foothills Road Basin.
- Creek parallel to Virginia Street, North Wollongong running north towards Puckeys Lagoon.
- Creek along Achilles Avenue and Exeter Avenue.

Floodplain Risk Management Study and Plan (2023)



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Guest Park, Fairy Meadow.



Guest Park Bank Erosion 2013 - 2022

- 1. 20 January 2013
- 2. 9 February 2020
- 3. 8 March 2022
- 4. 7 April 2022
- 5. 3 July 2022
- 6. 3 July 2022

"I lived at Anama Street back in 1969, the creek was one meter wide, with banks slowly rising each side to form the creek basin. Now it's a huge concrete culvert some 10m in width and 3 m high, and we still can't keep the flood water within this structure. We have watched long standing trees along the creek bank simply wash away with the force of water eroding the banks of the creek, you can see the impact it's had on one section of creek that we can observe over time.

"My observations are that we have limited properties impacted by rising flood water, because the creek does not break its banks as it used to do many years ago (with great human & property damage) and release the kinetic energy of water over the flood plains its now focused within the creek banks for longer and hence the devasting impact on erosion."



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Compromised embankment structure in reserve east of Parkview Crescent, Mount Ousley. The flooding in March 2022 washed the concrete away.

Specific mitigation requests

Some respondents were specific with suggestions they wished to be considered:

- Relocate one of the proposed debris control structures near TAFE further west to near M1 Freeway
- Slow overland flow water from escarpment into Bass Street Mount Ousley
- Investigate and protect Montague Street (as it affects access to the local SES unit)
- Flooding across Carters Lane and Campus East have not been addressed and should be prioritised as roads are used for evacuation
- Create outflow from Towradgi arm into Puckey's estate
- Investigate and mitigate risks in North Wollongong suburb
- Mitigate flooding around Clifford Street beneath the Elliott's Road bridge
- Review any planning request which receives more than 15 complaints indicating that flooding will be the result of a large development, as the locals are more aware of the immediate environment.
- Create one way road through Stuart Park along the creek from the lagoon carpark to Squires Way with lockable gates if needed for guicker exit from floods
- Water aeration to increase air and reduce stagnation of water
- Enforce compulsory notification by landlords and Real Estate Managers to inform prospective rental tenancy applicants and buyers of the dangers with flooding on the property
- Continuous conversation had with residents who experience flooding to listen and consult on what mitigation strategies would be effective.
- Where the water table is high build wells and recycle water units
- Build more reservoirs
- Better engage with local SES and emergency services
- Provide funding or facilitate landowners to raise the height of properties onto high concrete steel reinforced pillars.
- Provide properties at risk of flooding with deliveries of sand/stones to increase the height of their land in areas which are prone to flooding.



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Flooding on Clifford Street under Elliotts Road bridge, Fairy Meadow.

"The nearest proposed works is the FM3 Memorial Drive Culvert Upgrades at the east end of Smith St. That is 500 metres away. Not likely to help with the flooding we experience in Clifford Street.

This is not muddy floodwaters from the creek. It is clean clear stormwater that simply cannot get away quick enough."

Other identified themes

The community did raise other themes in their feedback. These included:

- Climate change people wished for Council to action their strategies quickly and efficiently given the threat of climate change and increased likelihood of extreme weather events.
- Not affected some people explained they had never been affected by floods and were surprised their property had been recognised in a flood prone area.
- Priority people wished to understand how the mitigation strategies were prioritised as some believed their situation was of higher priority and would be more impactful.

Aboriginal Stakeholder Engagement

Engagement with Aboriginal stakeholders commenced on the 1 September 2023. There were 15 Traditional Custodians and knowledge holders who were spoken to, with support from the engagement team and flood engineers. Some of the Traditional Custodians and knowledge holders have lived experience of flooding, including in the 1998 floods.

There was support for debris control structures to be erected, so long as they were over existing culverts and concreted areas. Aboriginal Elders were hesitant to support the installation of debris control structures over creeks that in a relatively natural state without a site inspection having been completed. Questions were asked about the process of installing debris control structures, and to ensure consideration of appropriate heights for the area.



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Participants did raise concerns over the proposed detention basin recommendation at McMahons Street. As the area is in a relatively natural state, the comments shared spoke on the potential for the site to possess Aboriginal artefacts. This was supported by Council's Heritage Officer who examined the creek line with Council's earliest map from 1938 and recognised it to be the same path as it is in the current day. There is a high potential that the creek line was used by Aboriginal people, with a strong likelihood that the site could hold artefacts. Aboriginal stakeholders requested a site review and someone onsite to monitor any works was requested should that the McMahons Street detention basic recommendation be pursued.

A request was made for Council to investigate natural systems including reeds, rocks and vegetation as a mitigation strategy to slow down the speed of water flow. This would assist with erosion of creeks but also create a natural filtering system in waterways. Aboriginal Elders spoke about their concern about the impacts that hard infrastructure has on the biodiversity, including eels, birds and frogs. They wished Council to be considerate of the environmental impact some of the recommendations alluded to, including upgrading culverts.

Community drop-in session

A community drop-in session was hosted on Tuesday 19 September 2023. There were several staff members including flood engineers and engagement officers, as well as external officers assisting the community. More than 105 people came to the session over the 3 hours and asked staff a range of questions. Some of the key themes included:

- Debris clearing and regular vegetation management desired and needed.
- Insurance not being able to get insurance or unable to afford.
- How were the mitigation strategies calculated to be the best? How did the priority of strategies work?
- "How do mitigation recommendations directly affect my property?"
- Development enquiries related to flood prone classed land.
- Private management and maintenance of creeks and water ways.
- Confusion with maintenance schedule of Council disgruntled at need to contact Council regularly and request cleaning or maintenance of Council culverts, creeks and drains.
- Difficulty navigating relationship with neighbours and privately maintained creeks.
- New developments upstream causing flooding downstream and why is Council approving the DA's.

Customer enquiries

Council received customer requests that were motivated by the engagement. This included 12 Customer requests. The requests were allocated to the Flood Engineer, who would respond back to the customer's enquiry with the information they were seeking.

Other key stakeholder submissions

We received several written submissions from key stakeholders, including:

- Endeavour Energy
- NSW SES South Eastern Zone
- Neighbourhood Forum 5
- Keiraville Resident Action group (KRAG)

Lengthy and/or technical submissions, including submissions specific to properties were provided in full to the working group for the draft Fairy and Cabbage Tree floodplain risk management study and plan.



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Photos that were submitted that are not included within this report were directly sent to the flood engineers.

Endeavour Energy

The energy provider offered advice regarding their flood response plan and impacts of floods on the network. They stated:

A flood mitigation strategy that assists in maintaining road access to critical infrastructure allows for electricity supply to be maintained for a longer period and quicker restoration of supply.

NSW SES South Eastern Zone

NSW SES South Eastern Zone reported to Council that "Between all 3 volumes (Draft Floodplain Risk Mitigation Study and Plan), the plans meet all the requirements the NSWSES need to support the planning for flood response."

Keiraville Resident Action Group ("KRAG")

KRAG submitted a formal response to Council, which called for the following actions from Council:

- Undertake a risk management study of stormwater affected areas in Keiraville
- Review the capacity of stormwater systems in Keiraville, particularly west of Robsons Road
- Impose a moratorium on further multi-unit developments until the risks are addressed.

KRAG identified 4 key sites of concern.

- 1. Botanic (Kooloobong) Stream
- 2. Cedar Grove/Nyrang Park Stream
- 3. Andrew Ave/Keiraville Public School Stormwater System
- 4. Tathra Park/ Nyrang Park Stormwater System

Neighbourhood Forum 5

At NF5 meeting on 4th October, the forum concluded:

- NF5 remain concerned that the affected areas of Keiraville, Gwynneville and North Wollongong in the 2022 flood events need to be further considered in the proposals
- Request comprehensive site inspections of affected residents be undertaken before completing review

Next Steps

We will use this feedback to inform any required revisions to the draft Floodplain Risk Management Study and Plan. These are preliminary discussions about the recommended options. They will each require further investigation, consultation and approvals before going ahead. We will continue sharing information with the community and key stakeholders and seek input as we progress.



ITEM 5 PUBLIC EXHIBITION - DRAFT TOURISM ACCOMMODATION REVIEW STRATEGY

Wollongong currently has some 74 tourist accommodation establishments within the Wollongong LGA, providing an estimated 1,924 rooms, 211 cabins and 269 powered and 122 unpowered camping and caravanning sites each night, which can cater for over 5,400 guests. There are also currently 854 premises registered providing Short-term Rental Accommodation.

On 28 June 2021, Council endorsed the draft Tourism Accommodation Review – Discussion Paper for exhibition. The draft Discussion Paper reviews the planning controls that affect tourism accommodation. Tourism accommodation venues occur throughout the LGA, although are concentrated around the Wollongong City Centre. Different forms of Tourism accommodation are permissible in many zones under the Wollongong LEP 2009. The SP3 Tourist zone is partially used for tourism accommodation.

The draft Discussion Paper was exhibited from 19 July 2021 to 30 September 2021 with 9 submissions received. Advice from a further 20 establishments confirmed or updated the accommodation capacity data, and 10 owners advised that their premise was no longer used for visitor accommodation.

On 20 May 2024 a roundtable discussion occurred with tourism and development representatives to discuss options to incentivise the provision additional accommodation.

The Tourism Accommodation Discussion Paper has been updated and a draft Tourism Accommodation Review Strategy prepared. It is recommended that the draft Tourism Accommodation Review Strategy be exhibited for further community and stakeholder feedback. The draft Tourism Accommodation Review Strategy focuses on land use planning response to support and incentivise development of new and expanded tourist accommodation proposals.

RECOMMENDATION

The draft Tourism Accommodation Review Strategy be exhibited for a minimum period of six (6) weeks to enable community and tourism industry input.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Summary of Submissions 2021
- 2 Updated Tourism Accommodation Discussion Paper
- 3 Draft Tourism Accommodation Review Strategy

BACKGROUND

Tourism is an important part of Council's *Economic Development Strategy (2019-2029)*. 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.

An action in the Wollongong Local Strategic Planning Statement, Economic Development Strategy and the Operational Plan is the preparation and exhibition of the draft Tourism Accommodation Review.

On 28 June 2021 Council considered a report on the draft Tourism Accommodation Review – Discussion Paper. The draft Review found that Wollongong has a wide range of accommodation establishments. The draft Review focused on planning issues associated with the supply and demand for tourism accommodation. The draft Review does not consider tourism uses, attractions or events.

Council resolved that -

The draft Tourism Accommodation Review – Discussion Paper be exhibition for a minimum period of six (6) weeks to enable community and tourism industry input, to assist in the development of a draft Tourism Accommodation Strategy.

The draft Discussion Paper was exhibited from 19 July 2021 to 30 September 2021.



On 20 May 2024 Council hosted a Tourist Accommodation Roundtable which provided an opportunity for invited stakeholders with an interest in tourism accommodation to share their experiences and expertise. Participants very generously took the time to discuss barriers and opportunities that would support more investment in tourist accommodation development in the city.

PROPOSAL

In response to the exhibition, nine (9) submissions were received, which are summarised in Attachment 1. In addition, twenty (20) establishments contacted Council to update or confirm their room and guest capacity information.

Key issues included:

- The need for additional accommodation
- The impact of COVID
- Support for some of the incentive provisions outlined in the Discussion Paper
- Comments on farm-stay, short-term rental accommodation, caravan parks, eco-tourism

Accommodation Capacity

Twenty establishments contacted Council to confirm or update their room capacity. A further ten owners advised that they were no longer providing visitor accommodation (mainly bed and breakfast establishments – reduction of 28 rooms). In addition, Hotel Totto in Wollongong has reopened for tourism accommodation which has made available an additional 150 rooms. This information has been used to update the Accommodation database. The database has also been updated as establishments open or close.

The revised available accommodation is summarised in the following table –

	Number of Establishments	Number of Rooms Available	Guest Capacity	Number of Powered sites	Number of Unpowered Sites	Number of Cabins	Cabin Guest Capacity
Backpackers Accommodation	1	13	32				
Bed and Breakfast Accommodation	11	20	50				
Holiday Letting	7	10	29				
Serviced Apartments	14	413	1,164				
Tourist Parks	5			269	122	211	1,179
Hotels and Motels - Budget Motel	24	682	1,745				
Hotels and Motels - Hotel 4-4.5 star	2	370	1,007				
Hotels and Motels - Mid Market	4	237	637				
Hotels and Motels - Conference Centre	1	116	600				
Hotels and Motels - Student	1	24	76				
Hotels and Motels - Luxury Boutique	2	7	20				
Hotels and Motels - Boutique	1	20	64				
Guest House	1	12	20				
Total	74	1,924	5,444	269	122	211	1,179
Short term Rental Accommodation	854						



If fully occupied the establishments have capacity for 5,444 guests each night.

The establishments are spread across the LGA, although are concentrated in and around the Wollongong City Centre. Council manages three of the four tourist parks which provide cabins and powered and unpowered camping and caravan sites.

Additionally, premises offering short-term rental accommodation are now required to register on the NSW Planning Portal which provides a more accurate count of this form of accommodation than was available in 2021. In April 2024 there were 854 short-term rental accommodation premises registered in the LGA, across 55 suburbs (discussed below).

Over the past few years, Council has approved development applications for eight additional hotels (701 rooms), however only one has commenced construction (96 rooms), the development consent has lapsed on one site and four sites have had subsequent development approvals for other uses. Council is currently assessing two Development Applications for mixed use developments that propose three separate hotels (457 rooms).

Council has also approved development applications for the demolition of three existing hotels and replacement with residential development, which if progressed would reduce the number of available rooms by 84 rooms.

The Wollongong Local Environmental Plan (LEP) 2009 permits the establishment of various forms for tourism accommodation in the different land use zones that apply to the LGA. Thirteen of the 74 existing establishments (excluding short-term rental accommodation) are located on zones where the land use is currently not permitted (noting the use may have been permissible in the past). For example, hotel and motel accommodation is not permitted in the R1 General Residential or R2 Low Density Residential zones, and three establishments are on land zoned C2 Environmental Conservation.

A number of existing hotels and motels are ageing, have changed ownership and some are at risk of closure, through a combination of high maintenance costs, low returns, financing difficulties and higher returns from residential development.

Overall, the Wollongong LGA is primarily a domestic tourism market. As the domestic tourism market grows, there is the demand for additional accommodation venues to be provided. The Wollongong CDB is primarily a weekday business and conference market. Whereas the northern villages and coastal areas serve a weekend leisure market. The Tourism Accommodation Review – Discussion Paper found that there is demand for additional accommodation venues, although it is difficult to quantify the additional number of rooms required.

Short-term Rental Accommodation

On 9 April 2021, the (then) NSW Department of Planning and Environment published an amendment to SEPP Affordable Rental Housing (now Part 6 of SEPP (Housing) 2021), to introduce provisions for short-term rental accommodation. On 1 November 2021, short-term rental accommodation became permissible as exempt development. The use is defined as -

short-term rental accommodation means a dwelling used by the host to provide accommodation in the dwelling on a commercial basis for a temporary or short-term period.

The use is required to satisfy a number of requirements outlined in the policy, including -

- Dwelling must have been lawfully constructed.
- Dwelling must be registered on the NSW Planning Portal's short-term rental accommodation register.
- The use of the dwelling for the purposes of short-term rental accommodation must otherwise be lawful, (e.g. under building strata laws or conditions of development consent).

On 28 October 2020, NSW Fair Trading released the Code of Conduct for the Short-term Rental Accommodation Industry which commenced on 18 December 2020. The NSW Fair Trading have been given the responsibility to monitor complaints and compliance. Any complaints concerning the operation of premises are to be directed to NSW Fair Trading. Any issues requiring immediate attention, such as late-night noise, should be directed to NSW Police.



In April 2024 there were 854 premises registered in the Wollongong local government area (LGA), across 55 suburbs. Of these, 434 premises offered hosted accommodation and 420 premises non-hosted accommodation. The largest number of establishments are in the suburbs of Wollongong (171 premises), Thirroul (75 premises), Bulli (66 premises) and Woonona (60 premises). The number of registered premises peaked in April 2023 at 1,125. The updated Discussion Paper provides further details.

On 29 February 2023, Council adopted the Wollongong Housing Strategy. The Strategy included the following action -

L1. As part of the finalisation of the Tourism Accommodation Review, review the permissibility of Short-term Rental Accommodation and options to reduce the impact on the rental market.

Short-term rental accommodation (especially for non-hosted accommodation) does reduce the number of properties available for longer term rental accommodation. However, the number of short-term rental accommodation dwellings represents less than 1% of the LGAs housing stock. The current registration data from the NSW Department of Planning, Housing and Infrastructure (DPHI) indicates that the average booking days for the current year is 35 days per year.

The SEPP allows short-term accommodation to be exempt development for 365 days per year, although some Councils have reduced that number to 180 days. In 2022, Byron Shire Council exhibited a Planning Proposal to change the number of days from 180 days per year to 90 days per year in some parts of its LGA and increase it to 365 days in other parts. The (then) Minister for Planning referred the draft Plan to the Independent Planning Commission for review. In April 2023 the Independent Planning Commission proposed a 60-day limit for non-hosted short-term rental accommodation to incentivise the alternative long-term rental of properties.

Apart from the Planning Portal, there is currently no mechanism to record, track and monitor the usage of a premise. Council officers do not have the legislative responsibility or resources to monitor the usage of each premise, or the authority to act if the number of days has been exceeded.

In February 2024, DPHI released a Discussion Paper on Short and Long Term Rental Accommodation. The results of the feedback or any policy changes have not been released.

It is recommended that, given the current low percentage of short-term rental accommodation in the LGA and pending the findings of the Department's review, no change to provisions relating to short-term rental accommodation be made at this time.

Agritourism

On 6 October 2022, the (then) NSW Department of Planning and Environment published an amendment to SEPP (Exempt and Complying Development) 2008 for agritourism, to enable farmers to diversify their income, commencing on 1 December 2022. One of the amendments enables farm stay accommodation as exempt or complying development on rural properties subject to various development standards, as summarised in the table below. Farm stay accommodation is defined as -

a building or place —

- (a) on a commercial farm, and
- (b) ancillary to the farm, and
- (c) used to provide temporary accommodation to paying guests of the farm, including in buildings or moveable dwellings.



Activity	Exempt Development	Complying Development
Farm Stay Accommodation	Permitted in RU1, RU2, RU4 zones and in other zones where agriculture, extensive agriculture, intensive	Permitted in RU1, RU2, RU4 zones where farm stay accommodation is permitted under the LEP.
	livestock agriculture and intensive plant agriculture are permitted.	Maximum 6 buildings on the landholding.
	Maximum 20 guests in tents, caravans and campervans.	Maximum 21 consecutive days of stay.
	Maximum 6 caravans and campervans.	Minimum landholding size of 15ha (new buildings).
	Maximum 21 consecutive days of stay.	Maximum 60m² gross floor area for a
	Minimum landholding of 15ha for camping/caravans.	new building or use up to 60m² of an existing building.
	Use up to 60m² gross floor area of an existing residential accommodation or manufactured home.	Use up to 25m² of an existing building to provide communal amenities or facilities.
	Off street parking.	Off street parking.

During the exhibition of the draft SEPP, Council officers expressed concern about the proposed changes, especially allowing 20 persons to camp on rural properties for up to 14 days at a time as exempt development. The 10-20+ hectare rural properties in Wollongong are not the same as the large rural properties in Western NSW. While friends and family camping on a property during summer is acceptable, the proposal to allow commercial year-round camping without approval was not considered appropriate and would not provide community input or merit-based assessment via a Development Application exhibition process.

Dwellings on rural properties can also be used for short-term rental accommodation.

The draft Tourism Accommodation Discussion paper had suggested that farm-stay accommodation could be removed as a permitted use in the rural and environmental conservation zones. This was based on there being no take-up and limited opportunity for future take-up of the use and concern that farm-stay may be used to support and/or legitimise dwellings on undersized lots with infrastructure, servicing, bushfire risk and environmental constraints.

As the use is now permitted as exempt and complying development via the SEPP, removing the use would only preclude development applications being lodged with Council for proposals that don't comply with the development standards in the SEPP. It is unclear whether a rural property in the LGA could satisfy the complex development standards provisions contained in the SEPP. On this basis, we proposed to retain farm-stay as a permitted use to provide a local planning pathway if required.

Tourism Accommodation Discussion Paper Updates

The exhibited draft Discussion Paper (Attachment 2) has been updated by -

- Updating the tourism accommodation information, based on submissions and development approvals.
- Updating the COVID 19 impacts on the tourism industry.
- Updating references to more recent documents, e.g. replacing Illawarra Shoalhaven Regional Plan 2016 with Illawarra Shoalhaven Regional Plan 2021, Destination Sydney Surrounds South Management Plan 2022-2030, Destination Wollongong Management Plan 2022, Council's Community Strategic Plan 2022, Illawarra Sports and Entertainment Precinct Report 2022.
- Removing references to no longer current documents, e.g. the Aboriginal Tourism Action Plan 2017-2020, China Tourism Strategy 2012-2020, Destination Wollongong's Destination Development Plan 2014, Major Events Strategy 2016-2020 and Annual Report 2019-2020.
- Updating legislative changes e.g. short-term rental accommodation, and agritourism.



- Updating zone names following the introduction of the Employment Zone Reforms by the (then) NSW Department of Planning and Environment, which commenced on 26 April 2023.
- Incorporating Development Application data and recent development application approvals.
- Incorporating short term rental accommodation data from the NSW Department of Planning, Housing and Infrastructure's Planning Portal.

Draft Tourism Accommodation Strategy

A Draft Tourism Accommodation Strategy has been prepared (Attachment 3). The draft Strategy proposes the following guiding principle -

To increase the number of tourism accommodation beds available in Wollongong LGA by -

- a Retaining, upgrading and expanding existing hotel and motel accommodation.
- b Establishing 2 new 5 star or equivalent hotel in the Wollongong City Centre.
- c Establishing new tourism accommodation on the existing SP3 Tourism zone.

To progress the principle, the following strategies are proposed -

- 1 Provide incentives through planning controls, for the development of at least two 5 star or equivalent accommodation venues within Wollongong City Centre within 10 years.
- 2 Continue to permit and encourage a range of accommodation types throughout the LGA.
- 3 Through planning controls, encourage the retention and upgrading of existing accommodation facilities.
- 4 Incentivise through planning controls, an increase in the number of rooms available.
- 5 Prevent tourist accommodation being out-competed by residential development, by not permitting residential development in the SP3 Tourist zone.
- Review the planning controls of the SP3 Tourist zone to ensure it is fit for purpose, including the land use table, height controls, floor space ratio and development controls.
- 7 Monitor the number and percentage of short-term rental accommodation available, and impact on long-term rental accommodation.

To incentivise the retention or redevelopment of existing hotel and motel accommodation, the draft Strategy proposes consideration be given to the following actions -

- Permitting Hotel and Motel Accommodation as a permissible land use in the R1 General Residential and R2 Low Density Residential zones.
- Permit an additional floor space ratio of 0.5:1 for Hotel and Motel Accommodation in the R1 General Residential and R2 Low Density Residential zones and allowing the maximum building height to be exceeded by 4m.
- Permit an additional floor space ratio of 2:1 for 100% Hotel and Motel Accommodation developments in the Wollongong City Centre E2 Local Centre zone, and allowing the maximum building height to be exceeded, provided there is no overshadowing of key public spaces.
- Amend LEP clause 4.4A(6) to remove serviced apartments from the definition of residential development in the Wollongong City Centre to enable the commercial floor space provisions to apply, rather than the residential FSR.
- Permitting hotel and motel accommodation on three sites where accommodation is occurring via an Additional use provision -
 - The Tops Conference Centre, Stanwell Tops.
 - Tumbling Waters, Stanwell Tops.
 - Govinda Retreat, Otford.
- Clarifying and reducing the car parking provisions for hotel and motel accommodation.



 Deferring the payment of development contributions for hotel and motel accommodation components of development until Occupation Certificate. This would enable developers to defer payment to the end of the construction phase as the facility becomes operational to reduce holding costs prior to cash flow commencing.

The draft Strategy also suggests that consideration be given to -

 Rezoning some SP3 Tourist sites which are not suitable for tourist accommodation uses to another zone.

SP3 Tourist zone

The draft Tourism Accommodation Review also reviewed the SP3 Tourist zone which applies to 26 sites (127 lots or part lots) with a combined area of 116 hectares. The Review found that accommodation was only available on 11 of the sites, with a range of land uses occurring in the zone, including -

- 4 Tourist Parks.
- 3 Hotels.
- 2 Motels.
- 2 Pub Hotels.
- 5 Licensed Clubs.
- 5 Escarpment Lookouts.
- 2 Tourism Attractions Symbio Wildlife Park at Helensburgh, Illawarra Sports and Entertainment Precinct.
- Residential apartment buildings.
- Retail premises.
- Vacant land.

The King Street, Warrawong SP3 Tourist area is the largest area zoned SP3 and provides the opportunity for tourism attractions and tourism accommodation adjacent to Lake Illawarra (subject to flood and contamination constraints). This precinct is currently managed by Property NSW for the State Government. In June 2024, Minister for Planning and Public Space announced that the State will prepare a master plan for the precinct.

The SP3 Tourist zone permits a range of uses, including tourism accommodation. As indicated in the list above, the zone is being used for a variety of uses, some inconsistent with the zone and there are some sites where an alternate zone maybe appropriate pending outcomes from the master plan process.

CONSULTATION AND COMMUNICATION

The draft Tourism Accommodation Review was exhibited from 19 July 2021 to 30 September 2021 to enable community and tourism industry input.

- Letters were sent to all known accommodation establishments.
- Emails were sent to Destination Wollongong, Urban Development Institute of Australia, Property Council of Australia and other stakeholders.
- Emails were sent to all active Neighbourhood Forums.
- Notice in Illawarra Mercury.
- Social Media.
- Our Wollongong webpage.

The Our Wollongong exhibition webpage received 100 visits and 50 documents were downloaded. One comment was lodged, which is included as a submission. As a consequence of the exhibition -

20 establishments contacted Council to update or confirm their room and guest capacity.



- 10 establishments (28 rooms) were removed from the accommodation database, as the owners advised that they were no longer operating.
- 9 submissions, including the on-line comment, provided comments on the draft Discussion Paper and its recommendations (Attachment 1).

On 20 May 2024 Council hosted a Tourist Accommodation Roundtable with tourism and development industry representatives. Some of the feedback provided included:

- More rooms and beds are required to attract and support major events and conferences
- 1-2 5 star or equivalent hotels are required
- Acknowledged that a number of approved development applications for hotels had not progressed to construction, due to a range of factors
- Hotels are not currently feasible, due to high land cost, high construction cost
- Hotel development is difficult (of 100 feasible projects, only 10-15 progress to commencement).
- Hotels don't start generating cash flow until guests arrive (unlike residential development pre-sales), and can take 2-3 years for bookings to reach "stabilisation"
- Residential development on sites is more feasible
- Don't want their sites zoned SP3 Tourist, may devalue land
- Accommodation needs subsidiarisation with residential and other uses
- Would like bonus / incentive provisions like the 15%/30% Affordable Housing scheme
- General support for incentives flagged in discussion paper, but there could be more
- · Council should target specific sites and have site specific controls to incentivise
- Wollongong CDB is primarily a weekday business and conferencing market
- A broader tourism marketing strategy required (beyond scope of this planning control review)
- Is Council considering tourism opportunities on its land holdings?

It is proposed that the draft Tourism Accommodation Strategy be exhibited for community and industry feedback. Following consideration of feedback received, Council will consider adoption of a final Strategy that will inform the preparation of Planning Proposals and draft DCP amendments as required.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1. It specifically delivers on the following -

	Community Strategic Plan 2032	Delivery Program 2022-2026
	Strategy	Service
1.5	Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs	Land Use Planning

CONCLUSION

The draft Tourism Accommodation Review – Discussion Paper has reviewed the planning controls that affect tourism accommodation. The draft Review found that there is a need to retain existing tourism accommodation and to incentivise the opportunity for new establishments.

The review outcomes informed the preparation of a draft Tourism Accommodation Review Strategy which has recommended changes to some land use planning setting to better support and incentivise new and expanded tourism developments.



It is recommended that the draft Tourism Accommodation Review Strategy be exhibited for community and tourism industry input. Following consideration of submissions, a final Strategy will be prepared for Council's consideration that will inform the preparation of Planning Proposals and draft DCP amendments to implement endorsed outcomes.



Draft Tourism Accommodation Review – Discussion Paper

Summary of submissions 2021

Submitter	Submission	Response
Resident, East	1. I do not support the proposal to allow camping or Farm Stay on	Noted
Corrimal	rural and environmental management properties. The use of	
	the Farm Stay zoning is not in step with the current land use in	
	the Northern Illawarra and could be used as a loophole for	
	overuse in environmentally sensitive areas. The fact that	
	landowners would be able to have up to 20 people in tents,	
	caravans, campervans at any time for up to 14 days as exempt	
	development would be a misuse of the original intent for the	
	zoning.	
	2. I do not support the rezoning of sensitive bushland sites in the	Agreed – not proposed
	Escarpment, Escarpment Plateau, Sydney Water Catchment or	- Green market
	the Hacking River to SP3. The areas are already considered	
	High Risk for Bushfires, land slip and storm damage.	
	3. Many of the attractions in the Wollongong LGA are natural and	Agreed
	cannot be replicated in other areas away from the coast.	
	4. The escarpment and bushland are part of the beauty and	Agreed
	attraction to this area. It is important that these areas are	
	protected and conserved for future generations.	A average
	5. The proposed increase in population for the Wollongong LGA	Agreed
	indicates that the area will continue to be predominantly	
	residential, commercial and industrial. It is important to have a	
	wide mix of industry, commerce, education and services that	
	can support full time regular employment rather than casual	
	seasonal employment.	
	6. The proposed increase in the population in Wilton and	Agreed
	Highland areas will increase the number of day visitors to the	
	area.	



Submitter	Submission	Response
	7. The update of existing aging tourist accommodation should be supported and incentivized.	Incentives for existing accommodation venues proposed
	8. All events in the area are still subject to the normal	Noted
	Development Application Process and these need to be	
	carefully planned throughout the year so that normal day to	
	day business and recreational needs are catered for.	
	9. The draft accommodation plan does not give a robust case for	Noted
	changing the profile of Wollongong to a tourist destination.	
	There is a distinct trade off when promoting natural assets to	
	tourists. They are finite and it can take many years to replace	
	natural environments. The increased usage of our natural areas	
	during the COVID restrictions has highlighted the problems	
	that can arise when there are too many people trying to use	
	the same space. There are many major cities around the world	
	that regret the influx of too many tourists at the expense of	
	local residents being pushed out and overseas investors	
	owning properties for holiday rental.	
	10. The continued promotion of Wollongong as a destination for	
	significant events during the year should be proportionate to	
	capacity of our roads and infrastructure, as well as the	
	accommodation. The northern suburbs roads are already	
	facing dangerous levels in an emergency situation and grinding	
	commerce and local movement to a halt.	
	11. Major events will have to factor in transport as there is very	
	little parking space in the City Centre and the train service	
	alone is inadequate.	
	12. There appears to be capacity around Warrawong and Windang	
	that would benefit from increased tourist accommodation and	
	facilities. The Bunnings precinct is a possible site that could	



Submitter	Submission	Response
	help to rejuvenate the area with tourist orientated facilities as	
	it is close to the Lake and a large retail centre.	
Property	We support in principle the recommendations outlined in the	Support noted
Council of	review to ensure longer term, there is an adequate supply of	
Australia -	tourism accommodation sites to support the tourism sector and	
Illawarra	local economy, and to encourage the development of new facilities and establishments.	
	We do raise some concerns about the relativity of the data	Agreed – however real-time data or more current data not
	outlined in the review and believe that further analysis and	available
	research needs to be done to provide 'real-time' data to inform the	
	decision-making process as part of this process. Especially with the	
	impacts of COVID-19 and changes to the way in which people are	
	travelling, it would be beneficial to have a better understanding of	
	the movements to and from Wollongong and how this will drive	
	future tourist activities, to guide where accommodation should be	
	permitted and prioritised.	
	As part of this process, there also needs to be strategic oversight	
	from Council bringing together Land Use Planning with Economic	
	Development and Destination Wollongong to ensure that key	
	economic data and tourism initiatives are being considered and are	
	informing the review. Rezoning land is just one part of the process	
	and increasing tourism to Wollongong needs to be a 'whole of	
	government' response, with the supply of diverse tourism	
	accommodation sites playing a major role in this process.	
	Importantly, we do believe that this review also needs to strike the	Agreed
	balance between 'tourist accommodation' and 'housing stock' and	
	ensure that accommodation does not take away from the housing	
	stock we also need for our local communities. With housing supply	
	shortages occurring right across the region, we need to ensure we	
	have the right policies in place to ensure that housing remains a	



Submitter	Submission	Response
	priority and does not allow it to be turned into short term rental	
	accommodation 'everywhere.'	
	Lastly, we do believe there is a need for eco-tourism in the LGA and	
	disagree with not enabling this type of tourist accommodation in	
	some identified areas. We understand that there are a range of	
	environmental factors to consider, however in light of the coastal	
	walks and potential for further tourist activities associated with	
	these walks and our escarpment, completely disregarding this type	
	of tourist accommodation would not be in the best interest of our	
	local tourism sector and economy.	
	Overall, we support Council undertaking this review especially with	
	major events coming to the region and the demand for tourism	
	accommodation increasing. We understand that there are a range	
	of initiatives underway that Council is leading and would like to see	
	further investment in venues and existing facilities to drive	
	business attraction and jobs in the tourism sector.	
Resident /	Retention of Existing Establishments	Noted
host, Stanwell	Retaining properties for existing residents is an important objective	
Park	when trying to attract a healthy tourism industry. There has been a	
	fair bit of discussion around this issue in popular resorts like Byron	
	Bay and Noosa on the Sunshine Coast. The most compelling reason	
	to retain "existing establishments" is that the ambience of a	
	popular regional local community can be eroded if infrastructure	
	from tourism and increased population begins to dominate the	
	region to the exclusion of the local community. The local	
	community is integral to the provision of goods and services and	
	for their ongoing support of the community in the off seasonal	
	periods. The objective is to get the balance right.	
	One way to help to address this issue could be to take control of	
	planning regulations when large tracts of land come up for	



Submitter	Submission	Response
	redevelopment in prime locations. Take an example from Noosa	
	where a large banana plantation came up for sale and the council	
	decided to quarantine the land for tourism by creating strata title	
	to the development and allowing individuals to purchase the	
	individual units but they could only visit their property for a limited	
	time each year. For the remainder of the year the properties were	
	to be used for tourism.	
	This particular development is a very attractive and sprawling low	
	rise building. It is set in lush bush land and has attractive views of	
	the rainforest through large sliding glass doors. Some properties	
	have water and beach views. By providing this kind of dedicated	
	tourist accommodation the existing supply of rental and residential	
	housing for the local community has the opportunity to remain	
	intact or until pressure emerges for new strategies to be	
	implemented to ensure a healthy active local community can be	
	retained.	
	Another pressing issue is noise from tenants and party houses. This	Noted
	can create many problems for local residents. I manage my own	
	rental property in Stanwell Park and I get my tenants to agree to	
	sign a lease agreement that bans parties and loud noise after 10	
	pm. I have also let my neighbours know they can ring me up if	
	these conditions are not met and which will lead to them forfeiting	
	their deposit. Over the past 12 years I have not had any problems	
	with parties and excessive noise after 10pm. I do get people	
	calling me to let them rent the house for a party but I point out	
	that this is a quiet neighbourhood and neighbours would object. I	
	do have strong views about short term rentals that do not take	
	neighbouring residents into consideration and make sure I am not	
	causing distress to my neighbours. I am aware that AirBnB attract	



Submitter	Submission	Response
	criticism for not considering the need for quiet tenants in peaceful	
	neighbourhoods.	
	Then there is the issue of parking. Over tenanted properties can	
	have cars spilling onto the neighbourhood roads creating unhappy	
	local govt residents. There should be a limit on the number of	
	people who are able to rent a property. I have witnessed a small	
	AirBnB two bedroom apartment accommodate up to 12 people!	
	There needs to be local govt regulations on how many people can	
	rent a property taking into consideration the number of bedrooms	
	in that property. Over tenanted properties also have the	
	propensity to create excess noise and rubbish.	
	In many Eastern suburbs of Sydney the problem of rubbish being	
	carelessly discarded in streets by short term residents is not just	
	annoying but a health hazard. Short term rental properties should	
	be mandated to provide the largest bin Council can offer as many	
	short term residents purchase takeaway food which is served in	
	plastic containers and cardboard boxes (pizzas) which quickly fill up	
	a garbage bin. If bins are overflowing in Stanwell Park the yellow	
	crested cockatoos make a big mess by accessing the food waste	
	and leave it strewn about the streets.	
	If you are interested in a discussion paper on this subject produced	Reviewed
	by Noosa Council I would highly recommend it because it covers a	
	lot of the issues that Wollongong Council appear to be grappling	
	with.	
Tourism	Certainly planning is one element affecting hotel development and	Noted
Property	it's very encouraging that this work is being undertaken, well done.	
	The biggest drivers and barriers are investment risk/return and	
	market/operating fundamentals. Sadly, Covid has destroyed hotel	



Submitter	Submission	Response
	development fundamentals right across Australia, suggesting to me	
	that for LGA's like Wollongong, seeking to genuinely facilitate hotel	
	development, now is a more critical time to do so than ever before.	
	I'm pleased to see a move to incentivise hotel development and an acknowledgement that the sector needs a "leg-up" against safer and more profitable development options. As you know I've been advocating this for a very long time. Adding 0.5:1 to FSR is a good start, however I don't see residential developers jumping at this broadly speaking. I work fairly regularly with developers who continue to prefer residential in the B3 and B4 zones, despite the	Noted
	hefty FSR bonuses available (in Wollongong CBD and many other NSW LGA's).	
	As I've explained to others, the proposed / approved hotels for Wollongong CBD were fundamentally marginal when they were proposed. With the crippling lack of demand since March 2020, the existing Wollongong hotel market is still years away from recovering, much less needing new hotel rooms in a hurry. I firmly believe we'll need new (and moreover "replacement" rooms in the coming years though).	Noted
	It was recently reported that a total of 250 hotel projects in Australia have either been deferred or completely cancelled. The likelihood of a 240 room hotel (Corrimal Street) being built is close to zero in my opinion. It's not funded and is being offered as a "turnkey" for a huge amount of money, without any success or any genuine interest that I'm aware of.	
	The Crown Street site (Red Rooster) is actively on the market for sale and the current owners have no intention whatsoever of building that hotel. With moves now afoot for the collective strata	



Submitter	Submission	Response
	owners to sell the adjoining very large site, I suspect "Red Rooster"	
	will end up amalgamated into a super site. A hotel could and	
	should form part of such a future proposal, but the feedback from	
	the development community is the very hard and substantial rock	
	absolutely cruels most types of development (particularly hotel). I	
	suspect a proposal with less excavation will be needed to make	
	something stack up in that location.	
	Don't believe a hotel will be built on 385A Crown Street. I believe	
	that the Young Street development (87 rooms) is going ahead,	
	which is great.	
	Newcastle has more than double the hotel rooms that Wollongong	
	does and (fortunately for them), their extensive hotel development	
	pipeline was largely under construction before Covid could put a	
	stop to it. Holiday Inn Express opened in 2019 and Kinsgley by	
	Crystalbrook (ex council building) is now open. I believe QT (David	
	Jones refit) is underway.	
	I suspect with the outrageous valuations of residential	
	development sites in Wollongong, many of the 347 rooms are at	
	extreme risk of being re-developed for housing.	
	Personally I'd be looking for "town centre" opportunities for mixed	
	use hotel development. In Unanderra for example – there are large	
	B2 zoned sites in the identified town centre with 1.5:1 FSR being	
	used and proposed for fast food businesses, at around 10% of the	
	potential GFA. I'd suggest a strong incentive for "motel" or	
	"serviced apartment" uses in conjunction with a residential	
	building could make sense. Wollongong is heavily under-supplied	
	for suburban motels and most of those remaining are residential	
	zoned and highly likely in my opinion to be developed in future.	



Submitter	Submission	Response
	The best chance of adding hotel room stock is via mixed-use	
	development. The "hotel only" risk was far too great, even before	
	Covid destroyed the hotel market.	
	In such case, I'd suggest adding "residential flat building" (etc) to	
	the permissible uses in the SP3 zone. While this may sound	
	counter-intuitive, it's in place across many NSW LGA's and actually	
	underpins / de-risks hotel investment.	
	The SP3 zoning on it's own, does not facilitate hotel development.	
	Where SP3 zoning exists, there is a level of protection from	
	competing forms of development and I'd be loathed to see genuine	
	hotel development opportunities "up-zoned". I agree there are	
	certainly situations where SP3 zonings exist where very little	
	opportunity for hotel development exists.	
	I would note that a number of registered clubs in the LGA have SP3	
	zoning. I would strongly recommend maintaining this, as clubs have	
	strong fundamentals for hotel development – particularly with the	
	opportunity for shared services and facilities, assisting with hotel	
	development risk.	
	Support for increasing FSR for "hotel & motel accommodation"	
	development in R1 and R2 zones	
	a. Suggest that a minimum lot size be a condition to avoid	
	conflict eg 2,000 square metres	
	Support for increasing FSR for "hotel & motel accommodation"	
	development in B3 and B4 zones	
	a. Suggest that the 0.5 bonus needs to be considerably	
	higher to stimulate proposals	



Submitter	Submission	Response
	3. Consider similar FSR bonus to be applied to B2 and B6 zones,	
	picking up feeder routes and town centres.	
	4. Consider applying the FSR bonuses to "serviced apartment"	
	development type	
	Crown Street mall and Burelli Street commercial-only precinct.	
	Perhaps consider specific incentives for tourist & visitor	
	accommodation (most likely as mixed use) for large consolidated	
	sites, including potential re-fits.	
	The City Beach Motel has 22 very modest motel rooms could well	
	be singled out for "saving", given it's premium location and existing	
	SP3 zoning. The site is too small for any type of development and is	
	constrained on both sides (a heritage building to it's East). The SP3	
	zoning effectively protects these as motel rooms, but in a way also	
	prevents the site being re-developed into something more	
	attractive. With the current controls, a knock-down rebuild there	
	would achieve around 25 motel rooms	
	The only other thing I can add is some advice about the efficiency	
	of renovating motels, as opposed to building from scratch. Further	
	to the notes on existing motel stock, council could perhaps	
	consider a significant grants program, or other scheme for	
	renovating motels. Broadly speaking, state government funding for	
	such things has been dreadfully lacking for decades. Could council	
	influence state government on this and perhaps co-fund a suitable	
	scheme? Think \$25,000 per room for a 4 star renewal (without any	
	structural work or construction).	
	Lastly, car-parking remains a significant issue for hotel developers. I	
	believe some dispensations were offered for the Corrimal Street	
	approval, which is encouraging. Hotel car parking demand is almost	
	entirely "overnight", where significant number of spaces are	
	available throughout the CBD. While many hotel customers will	
	travel to the region by car, I'd encourage continued flexibility on	
	hotel car-parking requirements as 1:1 is prohibitive.	



Submitter	Submission	Response
Wollongong Surf Leisure Resort	Page 26 and 91 – The land and buildings/ fixtures are owned by WCC. The WSLR business and all self contained tourism cabins are privately owned. Page 51 – The WSLR is also a major contributors to accommodation	Draft Discussion paper updated
	outside the City Centre as it has 500 beds in its self-contained tourism cabins. Page 91 – WSLR has a Function centre with commercial kitchen,	
	but not a restaurant.	
Normandie Motel	The challenges we face – too close to residential premises, that our rooms are always noisy, and we get complain from residential with the noise.	Interface and access issues noted
	Also, its hard to get out of driveways as Bourke Street going to/from Novotel Beach is always busy.	
Anonymous -	Thank you for having Council owned caravan parks in the northern	Noted
On line	suburbs of Wollongong. I lived in Woonona for 45 years. I now live	
submission	in Canberra but my father, children and grandchildren all live in	
	Woonona or Corrimal. As my father with complex medical	
	conditions is in a nursing home at Woonona. With a Motorhome, I	
	frequently stay at Bulli Beach Tourist park to take him to medical	
	appoints, socialise with him and take him on outings. (Pre	
	lockdown). I spend 3-4 weeks at Bulli every December to be with	
	my family at Christmas and in the weeks before. In total I would	
	spend a couple of months at the park every year. I have used the	
	Bulli park as a base for trips to Sydney as well. I have also	
	recommended the park to others. Tourists need a range of	
	accommodation options. Our motorhome is self contained and I	
	would love to be able to stay in a designated campground in the	
	bush near Mt Kiera or Mt Kembla to be able to do bushwalking in	
	the early morning or late afternoon.	



Resident, Corrimal	It seems there is no urgent demand for increased tourist	
	 accommodation in Wollongong, with occupancy rates around 66% (2018-19), and three large hotels already approved with a further one to be considered. What would possibly be prudent is to protect, and add to, the diversity of accommodation styles on offer in Wollongong. Given current tensions in the Asia-Pacific region, it would be very unwise to increase stock based on any hope of revitalising the Chinese tourist or education markets. Wollongong is fortunate that our tourism is based largely on domestic visitors. As Covid 19 has shown an economy and employment dependent on any sort of tourism, but especially international, is extremely vulnerable. The concentration of tourist accommodation around the CBD is a normal pattern for cities worldwide. The temptation to locate more tourist accommodation within predominantly residential areas should be avoided. The two are often incompatible, resulting in high stress levels and conflict. Large areas within Wollongong are already zoned SP3 Tourism and provide opportunities for expansion of tourist accommodation throughout the city. Motels/hotels generally need to be on or very close to major roads. Given the nature of the topography and constraints of the road system of the northern suburbs, such development could not be supported by the local transport infrastructure in the northern suburbs. The current caravan parks should be protected, and the offering may be able to be expanded if located on SP3 zoned land. They provide much needed diversity of visitor accommodation in attractive coastal locations. 	
	, ,	



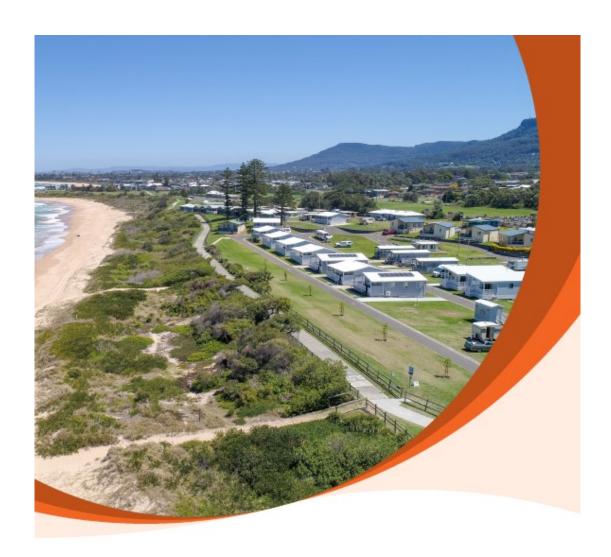


Submitter	Submission	Response
	trees is critical to the quality of life and safety within urban centres. In relation to Destination Wollongong's Tourism Strategy 2021, there is no evidence of any unmet demand in the tourist accommodation area and so no justification for allowing exemptions for short-term visitor accommodation from current zoning restrictions, no justification for rebates on council rates or levies nor offering specific incentives for new developments containing genuine short-term visitor accommodation.	
Otford Farm	Our family has been encouraging Tourists to come to the Wollongong Region since we started our Horse Riding School at Otford over 40 years ago. Some of that land is zoned Rural where we are primary producers and may look to provide Farm Stay Accommodation. On one lot located at Stanwell Tops we have a Motel Site that has been approved and substantially commenced within the time frame of DA-1981/407 keeping the approval valid as consent has not lapsed. Wollongong City Council has noted our approval on a number of occasions including the last review of land zonings for the area. This is for a fifteen room motel, managers residence, restaurant and car parking. On other lots we have approved tourist based operations of Otford Farm WCC DA -1981/1380 and paintball DA-1991/520. To recognise the contribution to attracting Tourists to the Wollongong area these lots should have the lands rezoned to tourist zone SP3.	Comments noted



Submitter	Submission	Response
	Our submission would like your review to acknowledge the	
	contributions of our above DA's to attracting Tourists to the area	
	and include and support our ongoing efforts to complete	
	the Motel project, DA-1981/407.	
	We have ongoing rural land use on our rural and E3 dual zoned	
	land at Walker St, Helensburgh. Potential future farm stay	
	accommodation on that property should be acknowledged in the	
	Review as it isn't at the moment.	
	Our Motel, DA-1981/407, is just a stone's throw from 2/3rds of the	
	natural attractions and 1/3 of the listed attractions yet	
	accommodation in the area is very limited.	
	Our Rural land on Walker St Helensburgh is also close to these	
	attractions in a suburb where Tourist Accommodation is extremely	
	scarce.	
	Otford Farm has on average around 5000 tourist visitors per year,	
	Skirmish a similar numberyet neither of these are listed on your	
	list of things to dothis should be noted and addressed.	
	Wollangang Cauncil is well aware of the number of taware that	
	Wollongong Council is well aware of the number of tourists that visit these sites as this was personally stated at a WCC council	
	meeting when I had a chance to speak to all councillors.	
	meeting when I had a chance to speak to an councilors.	
	Otford Farm is currently zoned E3 in parts and farm stay	
	accommodation on this land should be retained as an option in the	
	future. An SP3 zoning would more suited to these operations.	





Wollongong City Council

Tourism Accommodation Review Discussion Paper

July 2024





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Executive Summary

Tourism is an important part of Council's *Economic Development Strategy (2019-2029)*. Increased visitation, especially over-night visitors, has a positive benefit to the local economy through increased expenditure which supports local businesses and jobs.

There is currently 74 tourist accommodation establishments within the Wollongong LGA, providing an estimated 1,924 rooms, 211cabins and 391 powered and unpowered camping and caravanning sites each night, which can cater for over 5,400 guests. The permanent accommodation is supplemented by short-term rental accommodation being offered in dwelling houses and units by the owners. In April 2024 there were 854 short-term rental accommodation premises registered in the LGA, across 55 suburbs. Of which 434 premises offered hosted accommodation and 420 premises non-hosted accommodation.

Wollongong primarily serves the domestic tourism market (people travelling within Australia). As the domestic tourism market grows, there is the demand for additional accommodation venues to be provided.

The Wollongong Local Environmental Plan 2009 permits a range of tourism accommodation types throughout the LGA. However the opportunities are not often taken up. The SP3 Tourist zone is uses for a range of uses, many not tourism related.

Tourism accommodation venues face increasing pressure to close and redevelop as residential developments, through a combination of high costs, better financial returns for residential development, and more recently the impact on travel due to the COVID-19 pandemic.

Longer term there is a need for more accommodation venues and to encourage the investment into existing facilities.

On 28 June 2021, Council endorsed the draft Tourism Accommodation Review Discussion Paper for exhibition. The draft Discussion Paper was exhibited from 19 July 2021 to 30 September 2021. As a consequence of the exhibition:

- The capacity of 20 establishments was updated or confirmed.
- 10 establishments (28 rooms) were removed from the accommodation list, as they were no longer operating.
- 9 submissions and comments on the draft Discussion Paper and its recommendations were received.

Following the exhibition, the Discussion Paper has been updated and revised. Additional data on establishments has become available. Various new informing State and regional strategies have been published.

A draft Tourism Accommodation Strategy has been prepared which proposes measures to encourage the retention of existing establishments and the development of new accommodation establishments, including:

- permitting Hotel and Motel Accommodation in the R1 General Residential zone, that surrounds the Wollongong City Centre and the R2 Low Density Residential zone
- incentivising the provision of hotel and motel accommodation through floor space bonuses, parking rates and deferral of development contributions
- reviewing the SP3 Tourist zone on some sites
- reviewing the zoning on particular sites.
- Reviewing DCP car parking rates



1. INTRODUCTION

Visitors come to Wollongong for a variety of reasons including, holidays, visiting friends and relatives, education, work, sporting and cultural events, beaches, the natural environment, medical appointments, conferences and weddings. There is a greater local economic benefit if visitors stay overnight or longer, rather than being a day visitor from Sydney.

Wollongong provides a range of accommodation including, hotels and motels of varying standard and age, serviced apartments, bed and breakfast establishments, backpacker accommodation, caravan parks, and more recently short-term holiday rentals. It is estimated that there are currently 74 establishments providing 1,924 rooms each night, plus 391 caravan and camping sites and 211 cabins in tourist parks, and 854 short-term rental accommodation premises.

In recent years, Wollongong has hosted a number of high profile events, which bring about significant media exposure for Wollongong and have economic benefits. In September 2022 Wollongong hosted the UCI Road World Championships, attracting 300,000 spectators, and was broadcast to 250 million people across 150 countries. In April 2024 Wollongong hosted the World Triathlon Cup and in 2025 will host the World Championships Finals, which will attract over 4,000 athletes and relatives.

To assist the attraction of these major events, Wollongong also needs to ensure it has sufficient supply of accommodation for visitors. In 2022, the former Ibis Hotel in Wollongong which had been used for student accommodation reopened as the Totto Hotel which has re-introduced 150 rooms into the market. Council has approved development applications for eight (8) new hotels, however only 1 site is under construction (96 rooms), 1 development consent has lapsed and 3 development consents have been superseded by residential development applications. Council is assessing 2 other development applications, which could increase supply by 456 rooms. Conversely, Council has approved 3 development applications for the redevelopment of 3 sites for residential use which if progressed will result in the loss of 84 rooms. Some older motels are likely to close, as the land is more valuable for residential development and other uses.

This study reviews the planning controls that guide tourism accommodation. Tourism accommodation is permitted in many land use planning zones across the LGA, often in locations not specifically zoned SP3 Tourist. Conversely, land zoned SP3 Tourist can contain tourism relates uses, or tourism accommodation, but often contains other uses.

The objectives of this study are to:

- Identify the intensity and distribution of tourist accommodation in the Wollongong LGA.
- Identify shortfalls in the provision of tourist accommodation in the Wollongong LGA.
- Identify any constraints to attracting/developing tourist accommodation activities that are
 present in land use planning zones and controls.

This review does not address tourism uses, attractions and events.

1.1 Covid-19

The Covid-19 pandemic has had a dramatic impact on the hospitality sector and accommodation.

During 2020 and 2021 there was a significant decrease in overseas visitors to Australia, as a consequence of closed international boarders and limited flights. This is evident in the hotel accommodation data. Fortunately, the Wollongong is not as dependent upon international visitors as other locations in Australia. Capital cities were hit harder than regional areas during the pandemic due to:

- · more frequent lockdowns
- tougher restrictions
- Cities relying more on visitors arriving by air and/or for business, (both down during the pandemic) (Tourism Research Australian 2021)

International students returned to study in Wollongong in 2023, increasing the demand on accommodation, which had reduced due to Covid-19.



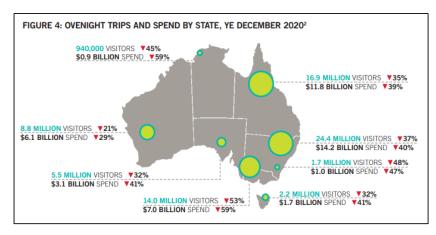
The closing of State boarders at various times during 2020-21 resulted in a decrease in domestic interstate visitors to NSW, as evident in the data. Conferences were cancelled / postponed or moved to on-line formats, which resulted in a decrease demand for weekday accommodation. Similarly, weekend sporting and cultural events had been cancelled / postponed reducing the demand for weekend accommodation.

With the re-opening of State and National boarders in 2022, travel, conferences, sporting events and cultural events have returned. Although, the use of on-line meetings has continued which has reduced the need to travel and stay overnight, and some conferences have a hybrid in-person and on-line format. The most significant sporting event being the 2022 UCI Road World Championships which were hosted by Wollongong. In 2025 Wollongong will host the World Triathlon Championship final.

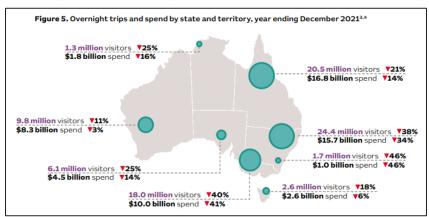
Tourism Research Australia's Travel by Australians report for the year ending December 2021, notes that:

- The overall losses for tourism March 2020 to December 2021 totalled \$146.6 billion, comprising:
 - Domestic day trip spend down 36% or \$17.6 billion
 - Domestic overnight trip spend down 38% or \$56.2 billion
 - International spend down 94% or \$72.8 billion, with:
 - International visitor numbers fell by 97.4% to 223,736.
 - International visitor spend was down 94.8% to \$2.4 billion.
 - International visitor nights were down 94.0% to 16.5 million.
- Within Australia, interstate travel has accounted for most of the tourism loses over the COVID-19 period driven by border closures. Since the start of the pandemic:
 - o interstate overnight trip spend fell 63% (down \$52.9 billion)
 - o intrastate overnight trip spend fell 5% (down \$3.4 billion)
 - interstate trips accounted for 94% of the total loss in spend on domestic overnight travel
- Some types of travel were less impacted over the year ending December 2021 than others, indicating a change in how Australians are travelling during the pandemic. Travel segments less impacted by COVID-19 were:
 - holiday travel (down 20%), compared to travel for business (down 47%) or visiting friends and relatives (down 32%)
 - self-drive trips (down 20%), compared with air travel (down 57%)
 - nights spent in private accommodation including Airbnb (up 2%), compared with hotels (down 34%)
 - trips taken by groups including children (down 20%) and couples (down 24%) compared with travelling alone (down 34%)
 - longer trips of 4+ nights (down 21%), compared with shorter drips (down 34%).
- The following graphics summarises the reduction in overnight and spend for each State and Territory for 2020, 2021 and 2023, which show the reduction in travel due to COVID and the more recent increase in travel following COVID:

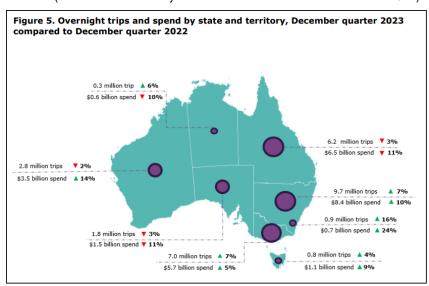




(National Visitor Survey Results Tourism Research Australia Dec 2020)



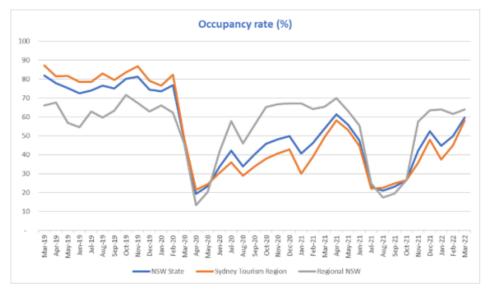
(National Visitor Survey Results Tourism Research Australia Dec 2021)



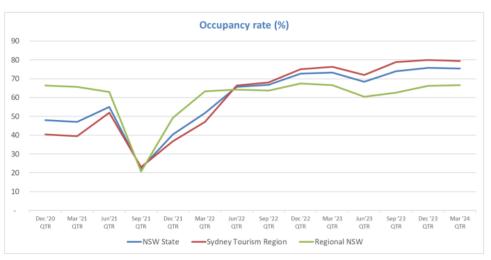
(National Visitor Survey Results Tourism Research Australia Dec 2023)



Similarly, time series charts in the NSW Tourism Accommodation Snapshot published by Destination NSW for the March quarter 2022 and 2024 show the dramatic impact COVID-19 had had on occupancy rates in NSW in 2020 and 2021. The following graphic shows the decrease in occupancy rates, and how Regional NSW initially led the recovery as travel restrictions eased. By June 2022 the State and Sydney occupancy rates were higher than regional NSW. The occupancy rates are still not as high as pre-COVID.



(NSW Tourist Accommodation Snapshot Destination NSW March Qtr 2022)



(NSW Tourist Accommodation Snapshot Destination NSW March Qtr 2024)

During COVID the National and State boarder closures meant travel within NSW become more popular. Anecdotally, some accommodation venues had higher occupancy rates during the holiday periods and weekends, serving the Sydney-siders discovering the rest of NSW.

To remove the COVID effect from the analysis, the economic tourism data used in this study is pre-2020, whereas the accommodation supply data is as accurate as possible.



2 NSW Tourism Organisations, Strategies and Plans

There is a hierarchy of tourism organisations within NSW that guide and influence visitors to regions and destinations.

2.1 Destination NSW

Destination NSW is the peak Tourism body in NSW with responsibility for devising and implementing strategies to grow the visitor economy. Destination NSW was established under the Destination NSW Act 2011 as the lead Government agency for the NSW tourism and major events sector, and is responsible for developing and implementing strategies to grow the NSW visitor economy. Its vision is to make Sydney and NSW among the world's most successful tourism and events destinations (Destination NSW 2019).

Destination NSW's eight key strategic objectives are:

- 1. Position Sydney and NSW as world leading tourism and events destinations.
- 2. Attract and secure high value major events.
- 3. Build a sustainable events calendar for NSW.
- 4. Increase industry stakeholder and customer engagement.
- 5. Deliver value in partnership cooperative programs.
- 6. Develop and sustain a high performance organisation.
- 7. Maximise yield and dispersal from the visitor economy.
- 8. Implement the Visitor Economy Industry Action Plan. (Destination NSW 2019)

Destination NSW provides funding for the tourism regions, and prepares state-wide tourism strategies.

NSW Statewide Destination Management Plan



The Statewide Destination Management Plan (Destination NSW 2019) provides a high level framework to achieve alignment across NSW and assist coordinated delivery of the vision and goals for the NSW visitor economy. It identifies local and state strengths and unique points of difference, as well as areas of commonality across the regions.

The report notes that in 2016-17 tourism contributed \$34.2 billion to the NSW economy and overnight visitor accommodation was \$29.1 billion.

The report notes the following future trends and insights:

- Experiential Travel more and more travellers will search for immersive, authentic, educational, local experiences.
- Holidays with a purpose volunteering, conservation and the like will play a bigger part in travel and destination choice.
- Sustainable Travel sustainable and conscious travel will gain momentum, and the concept of
 excessive visitor arrivals known as 'over tourism' will be topical.
- Caravanning and Camping the desire for authentic experiences will drive demand for exploring destinations on caravanning and camping holidays.
- Wellness Travel travel for the purpose of wellness, both spiritual and physical, will continue to gain momentum.



- Food and Drink local produce and food and drink experiences will continue to play a role in destination choice, as a central part of the travel experience, and this space will become crowded.
- Business Events conventions, corporate meetings, AGMs, corporate retreats, workshops, seminars and sales incentive rewards trips all hold promise for growth in regional NSW.
- Personalisation digital and mobile technology have empowered visitors to take more control
 of their travel experiences, and increased their expectations. As a result, the expectation of
 personalised and tailor made experiences is likely to grow.
- Multigenerational Travel the trend in multigenerational travel will continue, as families use
 their holiday time to bond and create memories together, and this will influence the type of
 customer experience they are looking for.
- Sharing Economy the sharing economy, e.g. Airbnb, will continue to transform travel experiences, giving the customer more choice and greater flexibility.
- Digital digital technology will continue to advance, facilitating all stages of the customer journey and experience, e.g. search, booking, payments, augmented reality, real time translations etc.
- Mobile mobile will be the preference of travellers throughout their customer journey, so mobile
 optimisation of the customer experience will be key.
- Social Media social media and user generated content will continue to be key, and can
 present opportunities for destinations that optimise them well.

The report lists a number of "hero" destinations, which are world class, iconic and unique. They have high brand awareness themselves, and also define the essence of the country they are located in. For example, Sydney and the Blue Mountains. The NSW South Coast is included in the list. The report also identifies future hero destinations, which does not include Wollongong.

The report does not include any specific actions relevant to this accommodation review.

NSW Visitor Economy Strategy 2030



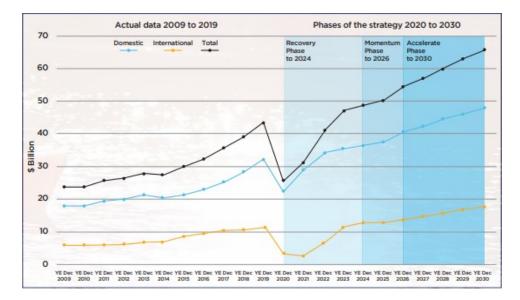
The NSW Visitor Economy Strategy 2030 (Destination NSW 2021) updates the Visitor Economy Industry Action Plan 2020 (2018) to include a post 2019-2020 bushfire and post-COVID response.

The NSW Government's vision is to be the premier visitor economy in the Asia Pacific contributing \$65 billion in total visitor expenditure by 2030, with \$25 billion in regional expenditure. The strategy includes 3 phases:

- Recovery phase to 2024 assist businesses and the industry to rebuild. The goal is to return total visitor expenditure to pre-COVID levels (\$43 billion in 2019).
- Momentum phase to 2026 A number of major infrastructure projects will be completed during this period, including the new Western Sydney Airport in 2026. This will provide a major stimulus to grow and expand the visitor economy in NSW. Visitor expenditure is expected to grow strongly during this time to reach over \$50 billion by 2026.
- 3. Accelerate phase to 2030 By 2030, the momentum gained through the increased capacity and investment in the visitor economy over the previous phases will accelerate growth, with visitor expenditure targeted to reach \$65 billion.



The following graphic from the report show the COVID impact and the proposed recovery outlined in the strategy.



The strategy includes 5 guiding principles:

- 1. Put the visitor first
- 2. Accelerate digital innovation
- 3. Lead with our strengths
- 4. Move fast, be responsive and agile, while taking a longer term view
- 5. Collaboration between the industry and government

The strategy also include 5 strategic pillars:

- 1. Road to recovery
- 2. Build the brand
- 3. Showcase our strengths
- 4. Invest in world-class events
- 5. Facilitate growth

The strategy has a focus on regional NSW, and notes "ironically, the COVID-19 pandemic is creating a positive legacy for the visitor economies of regional NSW by encouraging Sydneysiders and NSW residents to explore their own backyard and return time and again".

Strategic investments by the NSW Government, local councils and the private sector in visitor infrastructure, transport and destination marketing now and into the future will further enhance the appeal of regional NSW, aid its recovery in the near term and lay the foundation for richer economic and social benefits for decades to come.

The strategy proposes that the State attract 10 World Class events to NSW. The 2022 UCI World Road Racing championship held in Wollongong in September 2022, was one of the events. The strategy notes events make a significant contribution to the NSW economy and support thousands of jobs.



Actions relevant to this accommodation review include:

- 1.05 Secure new festivals, sporting events, blockbuster musicals, exhibitions and business
 events for Sydney and regional NSW to accelerate the sector's recovery, visitor numbers and
 expenditure.
- 1.09 Deliver the NSW Government's 24-Hour Economy Strategy to grow the night-time economy.
- 1.16 Invest in road networks, wayfinding and cruise and maritime infrastructure to deliver a
 quality visitor experience and encourage regional dispersal.
- 1.21 Accelerate reform of planning processes, planning instruments and simplify licensing and regulatory processes to make it easier for investors and businesses to establish or expand their operations in NSW.
- 3.05 Collaborate with the cruise sector to develop new opportunities for Sydney and regional NSW outlined in the Cruise Development Plan
- 3.06 Grow NSW's share of international students and their visiting family and friends through collaboration and coordination with stakeholders in government, industry and the education sector.
- 4.02 Secure and retain a calendar of world-class arts, entertainment, sport and business
 events to cement the state's position as the event capital of Australia.
- 4.03 Create vibrant places and drive visitation by activating government-owned assets such
 as stadia, cultural institutions, parks and public spaces with compelling new event content.
- 4.04 Invest in new sporting, arts, cultural and event infrastructure and facilities and new event content to optimise their utilisation.
- 4.08 Incentivise domestic and international conference organisers to undertake delegate preand post-touring to destinations outside Sydney and hold satellite meetings in regional NSW.
- 4.09 Secure and support conferences, incentive programs and corporate events for regional NSW to distribute the benefits of high yield business visitors across the state.
- 5.04 Invest in new road and rail infrastructure to improve access to regional cities and towns.
- 5.05 Ensure that visitor economy infrastructure needs are reflected in strategic land use plans and regional plans, for example, to ensure hotel supply meets future market demand.

The NSW Regional Conference Strategy and Action Plan 2017-2021



The NSW Regional Conferencing Strategy and Action Plan 2017 – 2021 (Destination NSW 2017) notes the NSW Regional Conferencing sector is a key part of the broader NSW Visitor Economy, and has the potential to bring significant economic and employment benefits to regional NSW. The business events sector generates \$290 million in delegate expenditure, additional visitor expenditure of \$11.6 million from pre and post conference touring and the employment of more than 2,300 people.

Although the 5 year period of the plan has lapsed, it remains relevant to this Review, as there is a need to attract conferences to Wollongong.

The Plan notes that in the prior decade the number of visitor nights generated for regional NSW by business events has declined. Regional NSW's market share of the eastern seaboard (NSW, Victoria and Queensland) has been in decline, down from 13.1% in year end March 2017.

The Plan notes that some of the challenges to conferences occurring in regions include:

- Identifying potential business conference opportunities
- · Lack of conference facilities that are equipped to cater for large conferences



- Lack of adequate, quality accommodation facilities
- · Marketing conferences to build delegate numbers
- Major regions lacking qualified staff and/or a Convention Bureau to manage sales and bid activities

The Plan aims to address the challenges facing the NSW regional conferencing market and maximise the growth opportunities. The Plan aims to build capability, improve NSW's competitive position, stimulate demand and return the sector to growth.

In terms of Wollongong, the Plan notes:

Wollongong has existing conference facilities and venues (e.g. Novotel Wollongong, North Beach Hotel and Sage Hotel) to attract conferences of up to 6,000 delegates, though the largest facility is the WIN Entertainment Centre which is in need of refurbishment. Services to the venue are rated highly due to its success in staging major sporting, arts and entertainment events. It has been proposed that a purpose-built conference centre will be built by upgrading the WIN Entertainment Centre or developing a new facility. Branded 4-5 star accommodation to support a facility of this type may also need to be considered to support delegations of 6000, depending on the market segment and target events to the facility.

The University of Wollongong has new state-of-the art facilities that can cater for up to 1000 delegates; they also have off-season (educational period) capacity.

There are also a number of branded properties in the region that can cater for events ranging from 100-200 people and 300-500 delegates. (page 34)

Actions relevant to this accommodation review include:

 13 - Support the NSW Government's Accommodation Supply Plan to ensure that Regional NSW has sufficient capacity to meet future demand for overnight visitor accommodation.

NSW Cruise Development Plan



On 30 October 2016 Royal Caribbean's Radiance of the Seas was the first cruise ship to visit Wollongong's Port Kembla Harbour. Subsequently 5 cruise ships have visited Port Kembla for the day. The Norwegian Jewel was proposed to be the first cruise ship to start a voyage from Port Kembla on 13 January 2021, however cruising has been cancelled due to the COVID restrictions.

The development of the NSW Cruise Development Plan (NSW Department of Industry 2018) is an action recommended by the Visitor Economy Industry Action Plan (2018). According to the report, Australia has the world's highest cruise market penetration rate of 5.3 per cent, with 1.3 million Australians enjoying a cruise in 2016. In 2017, Sydney Harbour hosted 367 ship visit days by 50 different ships. By 2040 the number of passengers cruising through Sydney is expected to double.

The report notes that around 80 per cent of domestic passengers and 11 per cent of international passengers begin their cruise in Sydney before travelling to other locations, with passengers on average visiting 1.4 states across Australia during their stay. Additionally, 79 per cent of domestic and 33 per cent of international passengers end their cruise in Sydney, with 84 per cent of international visitors staying up to four nights in the city before or after their cruise.

The report is largely focused on Sydney. In terms of Port Kembla the report notes:

- The regional ports of Newcastle, Eden and more recently Port Kembla are increasingly being added to cruise itineraries. To further increase patronage to Port Kembla, consideration of enhanced onshore multi-purpose passenger facilities is required to provide better cruise operational requirements.
- Port Kembla can be used as a transit port, but would benefit from infrastructure to support cruise visit calls to welcome and process passengers



- Ensure cruise infrastructure is fit-for-purpose in Sydney and at major transit ports in Newcastle, Port Kembla, Eden and other potential locations along the NSW coast
- Local ambassador programs see hundreds of dedicated volunteers warmly greeting international and domestic passengers who arrive in Sydney, Newcastle, Eden and Port Kembla.

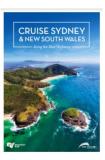
The Plan does not include any specific actions relevant to this accommodation review.

If Port Kembla is approved to transform from a "transit" port to a turn-around port (where some passengers alight to sight-see then return to the ship which then departs for its next destination), there would be a number of local benefits, including:

- · Before and after cruise accommodation for passengers
- Provision of supplies and other consumables. Cruise ships require large volumes of produce at a consistent quality and competitive cost.
- Increased passenger visits to a port are more likely when visitors have a good port and destination experience.

Since COVID no cruise ships have stopped at Port Kembla.

Cruise Sydney and New South Wales - along the Blue highway



Released by Destination NSW and the Port Authority of NSW (2019), the Cruise Sydney and New South Wales report describes NSW's nine cruise ports and their attractions. Port Kembla is listed as a major port capable of handling vessels over 300m in length and 10m in depth (draft). Kiama is listed as a minor port (vessels 200m in length).

The Plan does not include any specific actions relevant to this accommodation review

As noted above, additional accommodation will be required to support Port Kembla as a cruise ship turn-around port.

2.2 DESTINATION SYDNEY SURROUNDS SOUTH

Destination Sydney Surrounds South is one of 7 destination networks in NSW. Its principal role is to represent and coordinate the growth and development of the Sydney Surrounds South visitor economy.

The Destination Sydney Surrounds South region encompasses 5 local government areas including; Kiama Shellharbour, Shoalhaven, Wingecarribee and Wollongong. According to their website, the Sydney Surrounds South visitor economy delivered 6.6% of the region's jobs, supports 6,295 businesses and directly delivers 4.0% (\$1.3 billion) of the region's Gross Value Add (GVA) which has grown every year since 2010-11 at an average 4.9% pa. The region attracted just over 13 million visitors and 14 million visitor nights.

Destination Sydney Surrounds South vision is to be recognised as the closest must-see destination to Sydney. A great day trip or overnight holiday, known for its beautiful coast and highlands, dynamic attractions, events and rich food and wine culture. With our visitor economy contributing to the regional NSW expenditure target of \$25 billion by 2030.



Destination Management Plan 2022-2030



The Destination Management Plan 2022-2030 (Destination Sydney Surrounds South 2022) aims to achieve the organisation's mission to achieve increased overnight visitor expenditure. The Plan is aligned with the Visitor Economy Strategy 2023, three phases – recovery, momentum and accelerate.

The Plan includes that following strategic objectives:

- Support the Sydney Surrounds South visitor economy to recover and be sustainable, capable, and resilient
- Build the identity of Sydney Surrounds South's destinations to align with the Feel NSW brand and strengthen collaborative marketing partnerships
- Continue to develop authentic visitor experiences to drive greater visitor dispersal and longer stays to the Sydney Surrounds South region
- Grow the Sydney Surrounds South visitor economy through the delivery of high quality events and attraction of new events
- Provide an enabling environment to attract investment to the Sydney Surrounds South visitor economy

One of the weaknesses identified for the region is the "lack of accommodation options in many parts of the region".

The Plan identifies the main visitor markets for the region and growth development opportunities, but has limited focus on tourism accommodation:

- 200km drive market Convert to overnight stays by raising awareness of the quantity and diversity of offerings and incentivise with packaging.
- Travel for purpose (self drive) An increased depth and range of experiences, including new/improved signature accommodation.
- Business events (corporate travel, conferences, association & government events and incentives) - Local, regional, and national meetings can be a key driver in the Recovery phase, with the sector being a core part of the business model for hotels and meeting venues

The Plan contains limited actions relevant to this accommodation review include:

- 3.5 Work with NATOC, First Nations' communities, representative organisations and businesses across the Sydney Surrounds South region to support the development of new or enhance existing Aboriginal cultural experiences and events, including opportunities for accommodation
- 5.4 Support private investors, LGAs and LTOs to grow the quantity, diversity, and quality of accommodation across the region

NSW South Coast Marine Tourism Strategy



The NSW South Coast Marine Tourism Strategy (State of NSW 2019) outlines a 20-year vision to realise the economic benefits of marine tourism in the region. It describes how government and industry can work together to develop, market and leverage marine tourism opportunities.

The reports notes that the majority of visitors to the South Coast are domestic overnight (38%), or daytrip visitors (60%), with few international overnight visitors (2%). Wollongong accounts for the region's largest proportion of visitors (34%), and 23.3% of the expenditure. The report notes that visitation to the region is expected to grow to 14 million visitors by 2030, a 2.7% average increase per year. Day visits and peak season visitation will continue to be key area for growth.

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The strategy aims to grow tourism yield through the delivery of its action plan. Actions contained within the strategy include regional marketing campaigns, online information resources, targeted harbour activation, and the development of marine-based tourism experiences along the NSW South Coast.

Actions relevant to this accommodation review include:

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- 1.3 Continue to prioritise the development of mid-week and shoulder season events and experiences, including regattas and arts and culture based events, in areas within close proximity to the Canberra and Sydney visitor markets.
- 3.3 Establish a strategy to drive incremental increases in cruise ship arrivals along the South Coast over five years.
- 4.3 Explore opportunities to enhance coastal touring experiences by: identifying infrastructure upgrades required to enhance the touring experience, including improving accessibility, lookouts, parking, signage, telecommunications and interactive technologies.
- 4.7 Explore opportunities to establish new eco-accommodation in National Parks along the South Coast.

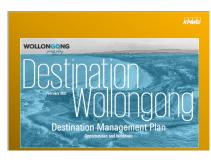
2.3 **DESTINATION WOLLONGONG**

Destination Wollongong (previously Tourism Wollongong) has delivered tourism services on behalf of Wollongong City Council since 1979. Council has provided financial assistance for tourism services, both in the form of direct monetary assistance and in-kind assistance.

On 20 April 2021 Council resolved to enter into a new 5 year funding arrangement with Destination Wollongong, until 30 June 2026. The funding agreement specifies the activities to be delivered by Destination Wollongong, including:

- **Destination Marketing**
- Major Events
- **Business Visitor Economy**
- Support growth in tourist related infrastructure/new product development
- Cycling.

Destination Management Plan 2022



The Destination Management Plan (2022) is focuses on post-COVID recovery events and marketing. In terms of accommodation, the Plan suggests four measures to support event demand:

- A1 Special event camping the use of beach car parks to provide overnight camping for major events
- A2 Glamping high amenity camping for special events or seasonally
- A3 Seasonal Bathing Boxes the use of bathing boxes for special events or seasonally to be located near surf clubs
- A4 Pop-up Modular hotels temporary hotels to support events

The Plan proposes a short term projects of enabling pop-up camping in locations that utilise existing car parks with amenities, such as:

- Beach point car parks (multiple destinations)
- Wollongong Botanic Graden
- JJ Kelly Park

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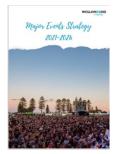
North Dalton Park

The Plan notes the need to obtain real time data on spend, visitor nights, brand and destination awareness and sustainability.

Item 5 - Attachment 2 - Updated Tourism Accommodation Discussion Paper

The Plan notes that a Planning Proposal may be required to reclassify Council managed and owned land to enable a wider variety or commercial and community uses.

Major Events Strategy 2021-2026



The strategy's aim is to host major events that showcase the region's strengths, drive the visitor economy and enhance Wollongong's reputation.

In terms of tourism accommodation, the strategy notes that:

- identifying and quarantining potential hotel sites is a priority
- policy changes relating to temporary use (eg select camping) will aid major
- Business events (or conferences) are a high-yielding sector with proven midweek traction, and remain a key sub-set.
- Temporary accommodation solutions can be invoked for future large-scale
- Flattening the summer spike by targeting shoulder season events to spread accommodation occupancy and sustain year-round income for local businesses
- Accommodation capacity approvals secured to increase hotel capacity by 20%, temporary camping clause created

2.4 **COUNCIL DOCUMENTS**

Our Wollongong Our Future 2032 - Community Strategic Plan (2022)



The Our Wollongong Our Future 2032 - Community Strategic Plan (2022), is a shared community vision to inform action over the next 10 years. The Plan is an aspirational document that outlines the community's desired future for the Wollongong Local Government Area. The Plan identifies the community's main priorities and strategies for achieving these goals. It outlines what success looks like creating a roadmap for achieving the community's desired outcome.

The Plan includes the following overall Community Vision for the LGA:

From the mountains to the sea, we value and protect our natural environment and we will be leaders in building an educated, creative, <mark>sustainable</mark> and connected community.

The Plan indicates that to support the achievement of our community vision, collaborative efforts will focus on six interconnected goals:

- 1. We value and protect our environment
- 2. We have an innovative and sustainable economy
- 3. We have a creative, vibrant city
- 4. We are a connected and engaged community
- 5. We have a healthy community in a liveable city
- 6. We have affordable and accessible transport

Under each Goal, the Plan contains objectives, strategies and specific actions to be undertaken by Council, the State and community groups.

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The following image shows Council's Strategic Planning Framework - how actions in the Community Strategic Plan result in the preparation of studies and strategies (informing and supporting documents - as listed above), that then guide Council's Delivery Program and then implementation.

Item 5 - Attachment 2 - Updated Tourism Accommodation Discussion Paper



The preparation of the Tourism Accommodation Review was a project listed in the Delivery Program and Operational Plan.

Economic Development Strategy 2019-29



On 23 September 2019 Council adopted the Economic Development Strategy 2019-2029. This is the key document that will drive a prosperous region.

The Economic Development Strategy 2019-29 includes a number of 'potential game changers' - significant projects or activities that could have a major impact on Wollongong's labour market if delivered. One of these includes attracting more major events and tourism infrastructure to Wollongong. Hosting more and higher profile events would deliver both short and long term benefits to Wollongong, including supporting those in the accommodation, food and beverage and transport sectors.

The Strategy notes that Wollongong currently has around 2000 beds available each night (within 30 minutes of the CBD). The Strategy notes that Destination Wollongong is concerned about the immediate loss of 150 beds and the loss of up to 400 beds over the next 5 years.

Actions relevant to this accommodation review include:

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.

[This Review completes this action]

Illawarra Sports and Entertainment Precinct report

In 2022 Council prepared the Illawarra Sports and Entertainment Precinct report which reflected the work of a steering committee established to provide advice to Venues NSW, the owners of the WIN Entertainment Centre. At the same time, Business Illawarra also released a report into the precinct.



The Council report encouraged Venues NSW to prepare a master plan to guide future development opportunities, this has not occurred. The Report recommendations included the redevelopment of the existing facilities to provide a contemporary entertainment ./ conferencing venue to cater for a range of events, improvements to the amenities surrounding the sporting field, provide commercial opportunities to support the precinct, review adjacent lands to support the delivery of the master plan and review current legislation and policies.



3. LAND USE CONTROLS

3.1 LAND USE DEFINITIONS AND DEVELOPMENT STANDARDS

The Wollongong Local Environmental Plan (LEP) 2009 includes a series of definitions for tourist accommodation which are derived from the Standard LEP Instrument. The Local Environmental Plan (LEP) is a legal document which sets out development controls and zoning provisions for a local government area.

The Wollongong LEP 2009 defines 'tourist and visitor accommodation' as:

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation.
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include:

- (f) camping grounds.
- (g) caravan parks, or
- (h) eco-tourist facilities.

Land uses that are included within the 'tourist and visitor accommodation' definition are each defined separately as follows:

backpackers' accommodation means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis, and
- (b) as shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

bed and breakfast accommodation means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms,
- (c) dormitory-style accommodation is not provided.

hotel or motel accommodation means 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.

serviced apartment means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.



Other tourism accommodation land uses that are defined in Wollongong LEP 2009, that are not part of 'tourist and visitor accommodation' definition are:

camping ground means an area of land, with access to communal amenities, used for the short term placement of campervans, tents, annexes or other similar portable and lightweight temporary shelters for accommodation and includes a primitive camping ground but does not include—

- (a) a caravan park, or
- (b) farm stay accommodation. (definition amended 6/10/22 by NSW Department of Planning and Environment)

caravan park means an area of land, with access to communal amenities, used for the installation or placement of caravans, or caravans and other moveable dwellings, but does not include farm stay accommodation. (definition amended 6/10/22 by NSW Department of Planning and Environment)

eco-tourist facility means a building or place that:

- (a) provides temporary or short-term accommodation to visitors on a commercial basis, and
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- (c) is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

farm stay accommodation means a building or place—

- (a) on a commercial farm, and
- (b) ancillary to the farm, and
- (c) used to provide temporary accommodation to paying guests of the farm, including in buildings or moveable dwellings. (definition amended 6/10/22 by NSW Department of Planning and Environment)

Camping grounds and eco-tourist facilities were not included as tourism definitions when the Wollongong LEP 2009 was notified in 2010. The uses were introduced into the LEPs through the amendments to the Standard LEP Instrument in June 2011. At that time camping grounds became a permissible use in the RE1 Public Recreation, RE2 Private Recreation and SP3 Tourism zone. Ecotourism facilities are not permissible in any zone. Council will need to determine in which zones (if any) the use should be permissible.

Clause 5.4 of *Wollongong LEP 2009* contains the following development standards that relate to some of the tourism accommodation uses:

5.4 Controls relating to miscellaneous permissible uses

(1) Bed and breakfast accommodation

If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms.

••

(5) Farm stay accommodation

If development for the purposes of farm stay accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than 3 bedrooms in buildings.

The Standard Instrument contains the Clause 5.13 for Eco-tourist facilities which is required to be included in an LEP if eco-tourist facilities are permitted.



5.13 Eco-tourist facilities

- (1) The objectives of this clause are as follows:
 - (a) to maintain the environmental and cultural values of land on which development for the purposes of eco-tourist facilities is carried out,
 - (b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.
- (2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.
- (3) The consent authority must not grant consent under this Plan to carry out development for the purposes of an eco-tourist facility unless the consent authority is satisfied that:
 - (a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and
 - (b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and
 - (c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and
 - (d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and indigenous flora and fauna will be minimal, and
 - (e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and
 - (f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and
 - (g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours materials and landscaping with local indigenous flora, and
 - (h) any infrastructure services to the site will be provided without significant modification to the environment, and
 - (i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and
 - the development will not adversely affect the agricultural productivity of adjoining land, and
 - (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment:
 - measures to remove any threat of serious or irreversible environmental damage,
 - (ii) the maintenance (or regeneration where necessary) of habitats,
 - (iii) efficient and minimal energy and water use and waste output,
 - (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment,
 - (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control

The issues associated with Eco-tourism are discussed later in this report.



The Standard Instrument also contains the Clause 5.24 for Farm stay accommodation (introduced 6/10/22):

5.24 Farm stay accommodation [optional]

- (1) The objectives of this clause are as follows—
 - (a) to diversify the uses of agricultural land without adversely impacting the principal use of the land for primary production,
 - (b) to balance the impact of tourism and related commercial uses with the use of land for primary production, the environment, scenic values, infrastructure and adjoining land uses.

Direction— Additional objectives may be included.

- (2) Development consent must not be granted to development for the purposes of farm stay accommodation on a landholding unless the consent authority is satisfied all buildings or manufactured homes used to accommodate guests on the landholding will be—
 - (a) on the same lot as an existing lawful dwelling house, or
 - (b) on a lot of a size not less than the minimum lot size for a dwelling house to be permitted on the lot under an environmental planning instrument applying to the land.
- (3) Subclause (2) does not apply if the development is a change of use of an existing dwelling to farm stay accommodation.
- (4) Development consent must not be granted to development for the purposes of farm stay accommodation on land unless the consent authority has considered—
 - (a) whether the development will result in noise or pollution that will have a significant adverse impact on the following on or near the land—
 - (i) residential accommodation,
 - (ii) primary production operations,
 - (iii) other land uses, and
 - (b) whether the development will have a significant adverse impact on the following on or near the land—
 - (i) the visual amenity or heritage or scenic values,
 - (ii) native or significant flora or fauna,
 - (iii) water quality,
 - (iv) traffic,
 - (v) the safety of persons, and
 - (c) whether the development is on bush fire prone land or flood prone land, and
 - (d) the suitability of the land for the development, and
 - (e) the compatibility of the development with nearby land uses.

Separate to the Wollongong LEP 2009, State Environmental Planning Policy (Housing) 2021 defines Short-term Rental Accommodation as:

short-term rental accommodation means a dwelling used by the host to provide accommodation in the dwelling on a commercial basis for a temporary or short-term period.

The SEPP also defines hosted and non-hosted short-term rental accommodation as:

hosted short-term rental accommodation means short-term rental accommodation provided where the host resides on the premises during the provision of the accommodation.



non-hosted short-term rental accommodation means short-term rental accommodation provided where the host does not reside on the premises during the provision of the accommodation.

On 9 April 2021, the (then) NSW Department of Planning, Industry and Environment published an amendment to SEPP Affordable Rental Housing, to introduce provisions for Short-term rental accommodation. From 1 November 2021, short-term rental accommodation became permissible under SEPP Affordable Rental Housing, as exempt development, as either hosted or non-hosted, subject to the requirements listed in the SEPP (as indicated in section 3.1 of this report). On 26 November 2021 the provisions were merged into SEPP (Housing) 2021.

The use is subject to the following requirements listed in the SEPP:

- the dwelling must have been lawfully constructed to be used for the purpose of residential accommodation, and
- (b) the dwelling must comprise, or be part of, residential accommodation other than the following—
 - (i) a boarding house,
 - (ii) a group home,
 - (iii) a hostel,
 - (iv) a rural workers' dwelling,
 - (v) seniors housing, and
- (c) the type of residential accommodation that the dwelling comprises, or is part of, must be permitted with or without development consent on the land on which the dwelling is located, and
- (d) the **dwelling must be registered** on the register established under clause 186X of the Environmental Planning and Assessment Regulation 2000, and
- (e) the dwelling must not be, or be part of, refuge or crisis accommodation provided by—
 - a public or local authority, including the Department of Communities and Justice, the New South Wales Land and Housing Corporation or the Aboriginal Housing Office, or
 - (ii) any other body funded wholly or partly by the Commonwealth or the State, and
- (f) if the dwelling is classified under the Building Code of Australia as class 1b or class 2– 9—
 - (i) the dwelling must have a current fire safety certificate or fire safety statement, or
 - (ii) no fire safety measures are currently implemented, required or proposed for the dwelling, and
- (g) the use of the dwelling for the purposes of short-term rental accommodation must otherwise be lawful, (eg under building strata laws or conditions of development consent) and
- (h) the dwelling must not be a moveable dwelling within the meaning of the Local Government Act 1993

On 28 October 2020 the Fair Trading Amendment (Code of Conduct for Short-term Rental Accommodation Industry) Regulation (No 2) 2020 was published. Also on 28 October 2020 NSW Fair Trading released the Code of Conduct for the Short-term Rental Accommodation Industry which commenced on 18 December 2020. The NSW Fair Trading have been given the responsibility to monitor complaints and compliance. Any complaints concerning the operation of premises are to be directed to NSW Fair Trading. Any issues requiring immediate attention, such as late-night noise, should be directed to NSW Police.

The issues associated with short-term rental accommodation are discussed later in this report.



3.2 SP3 Tourist Zone

The Wollongong Local Environmental Plan (LEP) 2009 includes the SP3 Tourist zone. The objective of the SP3 Tourist zone is, "To provide for a variety of tourist-oriented development and related uses".

There are 26 areas (127 lots) zoned SP3 Tourist within the Wollongong LGA, covering an area of 116 hectares (Figure 3.2, Table 3.1 and Appendix 1). The individual lots range in size from 3.4m² to 15 hectares and have an average area of 0.9 hectares. Many tourism areas contain multiple lots, that create a larger site area. Figure 3.1 shows the lot size distribution. Table 3.1 shows the distribution of the SP3 Tourist zone by suburb. Appendix 1 includes an air photo, address, lot size, current use and ownership of each site.

A land use survey has been completed to identify land uses current land uses that are occurring within sites zoned SP3 Tourist. It was found that in many locations, sites zoned for tourism purposes were not occupied by tourist-related uses. Eleven sites are being utilised for tourist accommodation purposes. Less than half of the sites zoned SP3 - Tourist are being utilised for tourist accommodation development catering for the holiday/leisure market and overnight visitors to the region.

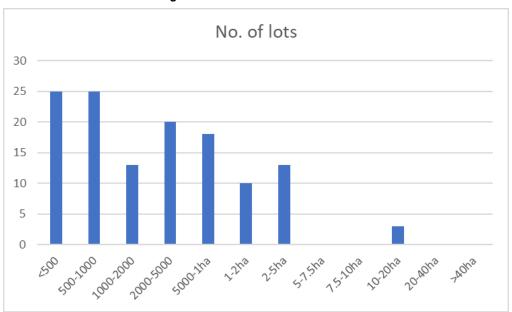
The land uses include:

- 3 Hotels:
 - o the Novotel at North Wollongong
 - Headlands Hotel at Austinmer
 - Quality Suites at Fairy Meadow
- 2 Motels
 - Solomon Inn at Figtree
 - o Fairways at Primbee
- 4 Tourist Parks:
 - o owned & operated by Council, Bulli, Corrimal and Windang
 - Wollongong Surf Leisure Resort (WSLR) at Fairy Meadow land and buildings owned by Council. The WSLR business and all self contained tourism cabins are privately owned.
- 2 Pub Hotels
 - Dapto Dandaloo Hotel at Brownsville
 - Lake Illawarra Hotel at Windang
- 5 Escarpment Lookouts
 - o Panorama house (private),
 - Sublime Point (Crown land)
 - Cliff hanger (Crown land)
 - o Gateway Visitor centre (Crown land)
 - o part of Mt Keira Summit Park (Council land).
- 5 Licensed Clubs / venues (no accommodation)
 - Hellenic Centre at Figtree
 - Western Suburbs leagues Club at Unanderra
 - o Woonona-Bulli RSL club at Woonona
 - o Towradgi Beach Hotel
 - Club Windang
- 2 Tourism Attractions



- o Symbio Wildlife Park at Helensburgh
- The Illawarra Sports and Entertainment Precinct (Win Entertainment Centre and Football Stadium)
- · Residential apartment buildings
- · Retail premises
- Vacant land

Figure 3.1 Lot size distribution



The largest area zoned for tourism occur along the Lake Illawarra at Kully Bay / Griffiths Bay at Warrawong. At Windang there are 4 areas zoned SP3 Tourism. In the northern coastal villages, the Headlands Hotel site at Austinmer, is the only site zoned SP3 Tourist located close to the foreshore.

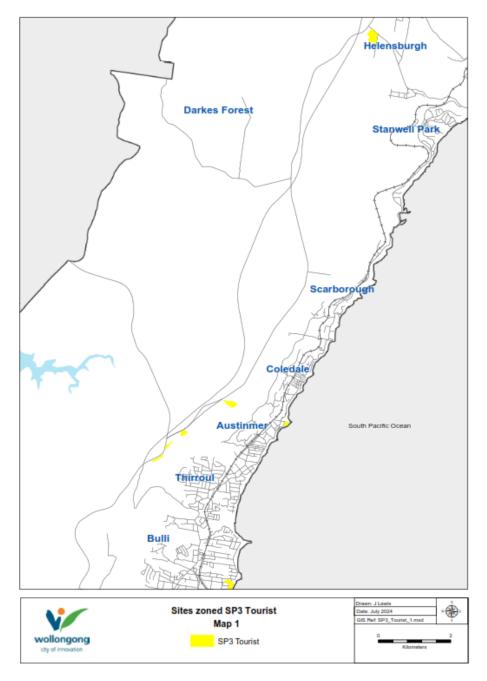


Table 3.1 Distribution of SP3 Tourist Zone by suburb

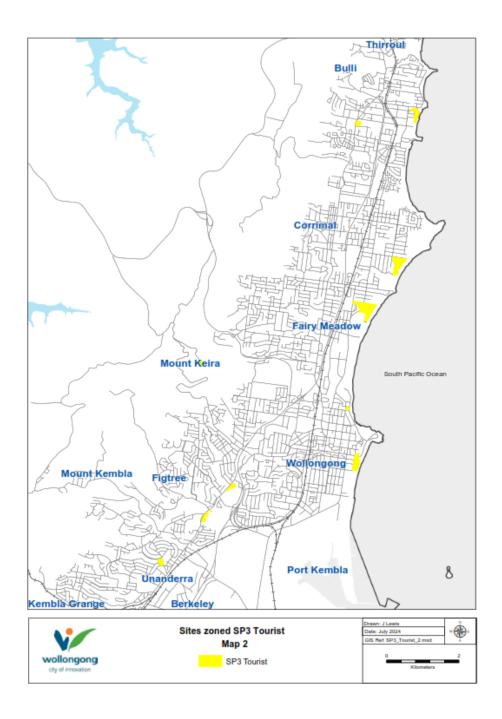
Suburb	No of lots	Area (ha)
AUSTINMER	2	1
BROWNSVILLE	1	2
BULLI	1	3
EAST CORRIMAL	1	10
FAIRY MEADOW	5	15
FIGTREE	5	3
HAYWARDS BAY	9	3
HELENSBURGH	4	7
MADDENS PLAINS	7	7
MOUNT KEIRA	1	1
NORTH WOLLONGONG	1	1
PRIMBEE	9	3
UNANDERRA	19	2
WARRAWONG	5	16
WEST WOLLONGONG	6	2
WINDANG	28	24
WOLLONGONG	14	6
WOONONA	7	9
YALLAH	2	3
Total	127	116



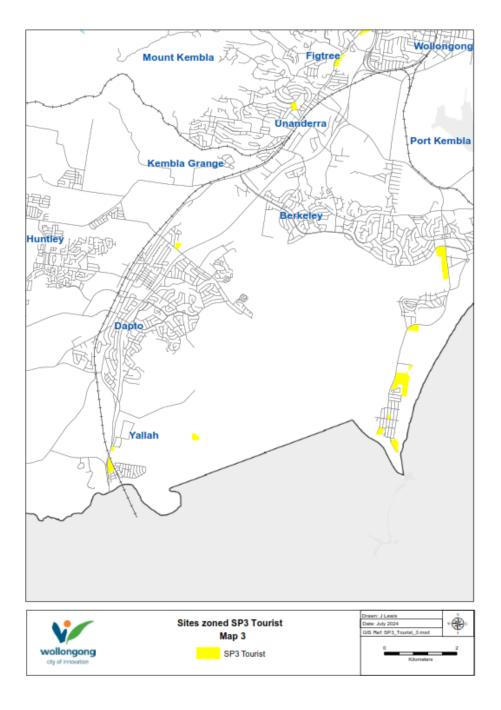
Figure 3.2 SP3 Tourist zone locations













The SP3 Tourist zone permits Tourist and Visitor Accommodation, as well as facilities/uses which support the tourism industry (Table 3.2). The SP3 Tourist zones offer protection to existing tourist developments by restricting the permissible land uses. The zoning of land SP3 Tourist ensures that land identified as having strategic potential for tourist development is not utilised to provide housing; and as such residential development is prohibited.

Table 3.2 SP3 Tourist zone land use table

	Land use
Development Permitted without consent:	Building identification signs; Business identification signs
Development Permitted with consent:	Advertising structures; Amusement centres; Aquaculture; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Entertainment facilities; Food and drink premises; Function centres; Information and education facilities; Kiosks; Marinas; Markets; Moorings pens; Moorings; Neighbourhood shops; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Tourist and visitor accommodation; Water recreation structures
Prohibited:	All other land uses

Tourism accommodation uses are also permissible in a number of other land use zones as shown in Table 3.4.

2.3 Permissibility of Tourism Accommodation Uses

Tourist developments and tourist-related development are permissible uses within a number of land use zones. Table 3.3 indicates the permissibility of tourism accommodation in each land use zone. The following maps (Figure 3.3 - 3.9) illustrate this data graphically, showing areas where each tourism accommodation land use is permissible (subject to development approval).

The Land Use summary table (Table 3.3) and the following Figures highlight that tourism accommodation uses are permitted throughout multiple land use zones in the LGA, and not just restricted to the SP3 Tourist zone.

The table and maps excludes the C1 National Parks and Nature Reserves zone, which applies to land managed by the NSW National Parks and Wildlife Service (NPWS), such as the Royal National Park, Heathcote National Park, Dharawal National Park, Garrawarra State Conservation Area, and Illawarra Escarpment State Conservation Area. Land uses and development, including visitor accommodation, within National Parks and Nature Reserves is subject to the NSW National Parks and Wildlife Act 1974 and needs to be consistent with a NPWS Plan of Management for the Reserve. Camping is permitted at nominated locations within some reserves.

The table has been updated to reflect the State's changes to the Conservation and Employment zones (Business and Industrial) since the exhibition of the draft Discussion Paper.



Table 3.3 Permissibility of Tourist Accommodation across land use zones

		Rural		Residential					Employment							SP			Recr'n		E	nv Pro	v Prot'n		Waterways	
		Rural Landscape	Primary Production Small Lots	General Residential	Low Density Residential	Medium Density Residential	High Density Residential	Large Lot Residential	Local centre	Commercial Centre	Mixed Use	Productivity support	General Industrial	Heavy Industrial	Working Waterfront	Special Activities	Infrastructure	Tourist	Public Recreation	Private Recreation	Environmental conservation	Environmental Management	Environmental Living	Natural Waterways	Recreational Waterways	Working Waterways
	RU1	RU2	RU4	2	R2	R3	R4	R5	E1	E2	MU1	E3	E4	E5	W4	SP1	SP2	SP3	RE1	RE2	C2	c3	C4	W1	W2	W3
Tourist and Visitor Accommodation	x	x	x	x	x	x	x	x		С	С	x	x	x	x	x	x	С	x	x	x	x	x	x	x	x
Hotel or Motel accommodation	X	X	x	X	X	X	X	X	С	С	С	x	x	x	X	x	X	С	x	X	x	x	X	x	X	x
Serviced apartments	X	X	x	С	x	С	С	x	С	С	С	С	x	x	X	x	x	С	x	X	x	x	X	x	x	x
Bed & Breakfast accommodation	X	c,E	c,E	c,E	c,E	c,E	c,E	c,E	c,E	c,E	c,E	x	x	x	X	x	X	c,E	x	X	x	c,E	c,E	x	X	x
Backpackers' accommodation	X	X	X	X	X	С	С	X	С	С	С	X	x	x	X	x	X	С	X	X	X	X	X	X	X	X
Farm-stay accommodation	X	С	С	X	x	x	X	X	X	С	С	X	X	X	X	X	X	С	X	X	X	С	X	X	X	X
Caravan parks	X	X	x	X	x	х	X	X	X	x	X	x	x	x	х	x	x	С	С	С	x	x	x	x	x	x
Camping ground	X	X	X	x	X	X	X	x	X	X	x	X	X	X	X	X	X	С	С	С	x	X	x	x	X	X
Eco-tourist facility	X	х	x	x	х	х	x	x	х	x	X	x	x	x	х	х	x	х	x	X	x	x	х	х	X	x
Short-tern Rental Accommodation		Е	Е	Е	Е	Е	Е	Е	Е	Е	Е	Е									Е	Е				
c permitted with consent x prohibited E = maybe Exempt Development under SEPP (Exempt & Complying Development Codes) 2008	•																									

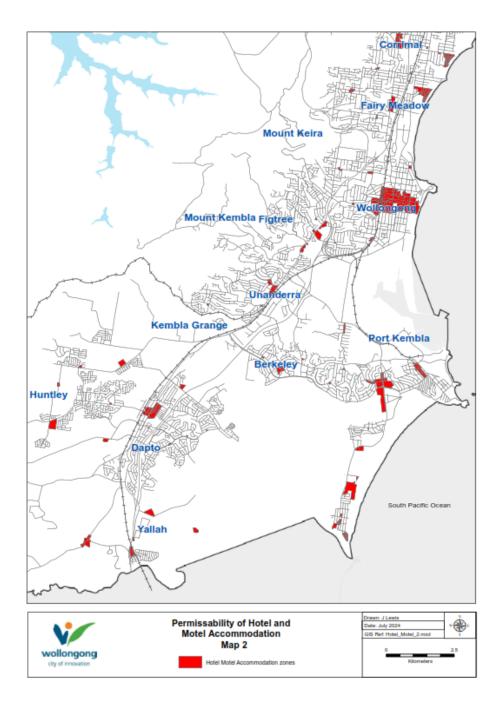


Helensburgh Stanwell Par Scarboroug Austinme Corrimal Mount Keira Permissability of Hotel and Motel Accommodation Map 1

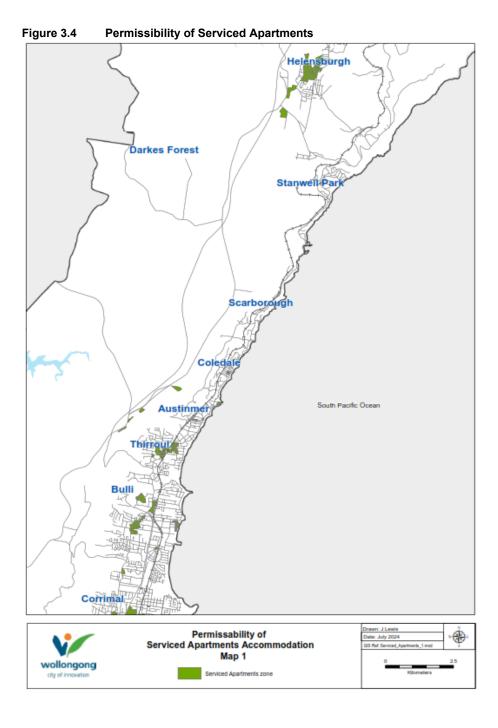
Figure 3.3 Permissibility of Hotel and Motel Accommodation

wollongong

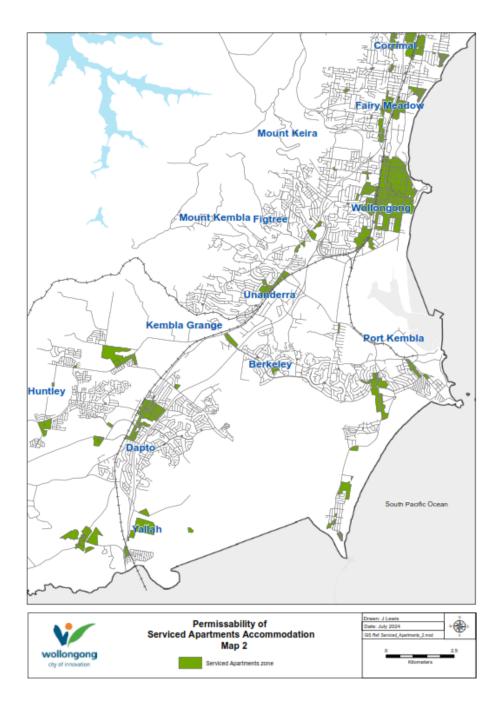




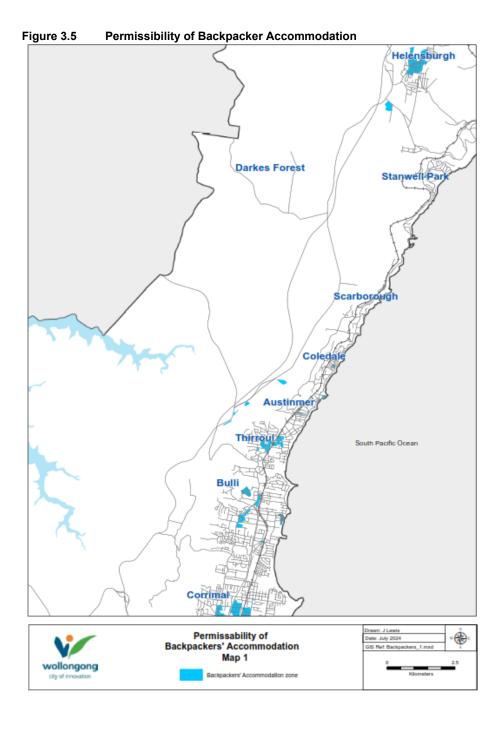




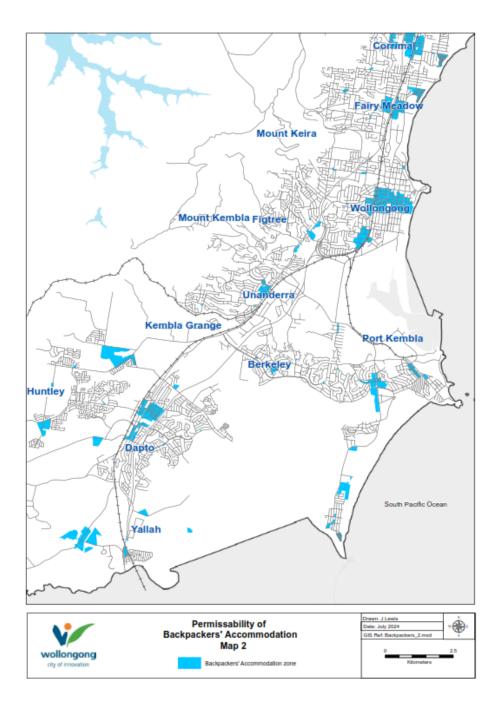














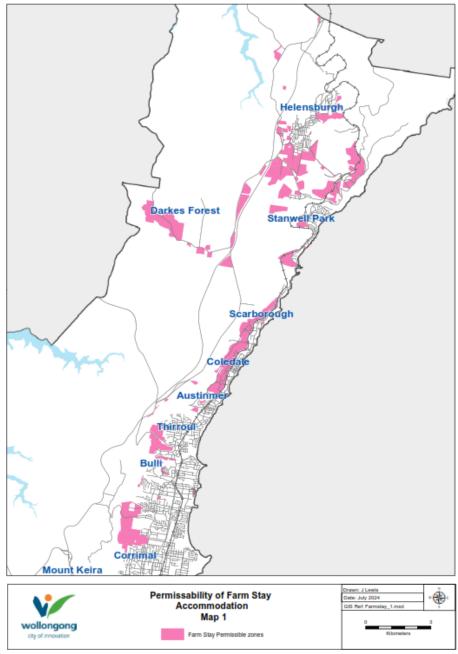
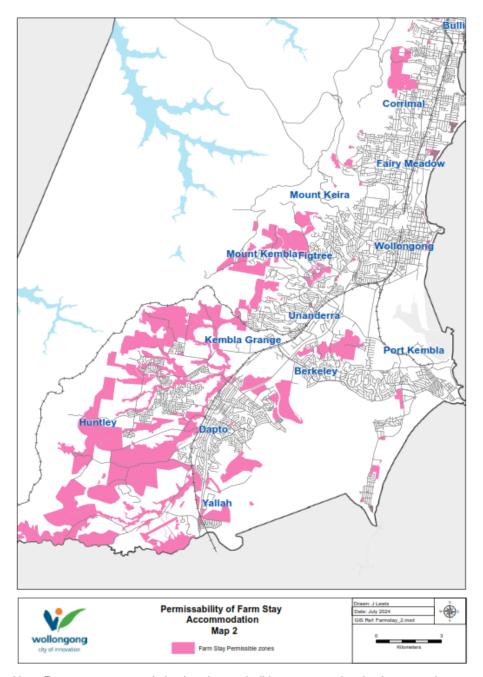


Figure 3.6 Permissibility of Farm Stay Accommodation

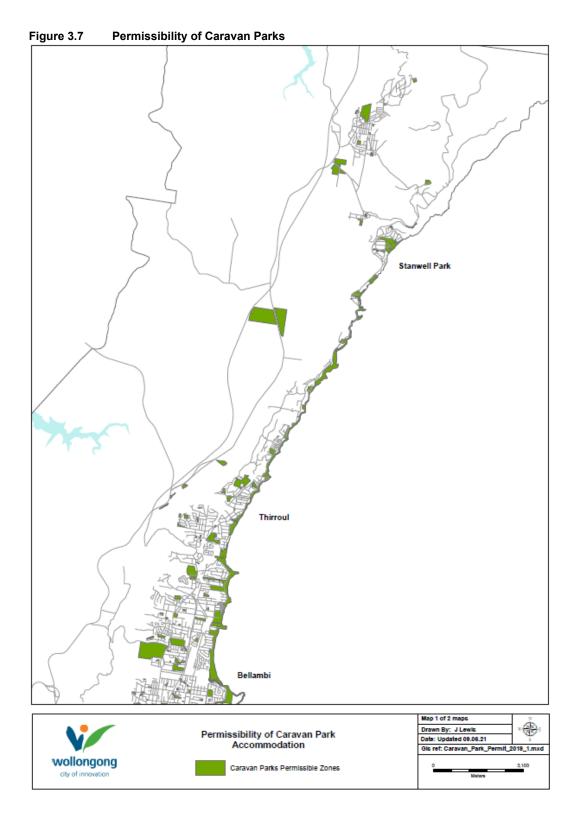
Note: Farm stay accommodation is only permissible as a secondary business to primary production



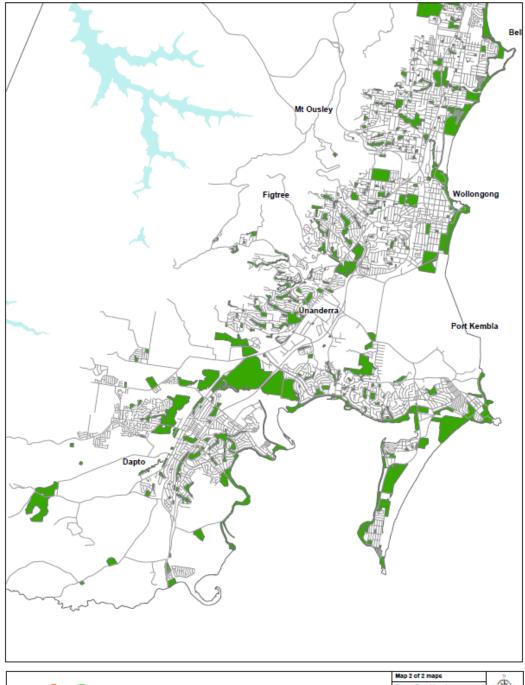


Note: Farm stay accommodation is only permissible as a secondary business to primary production













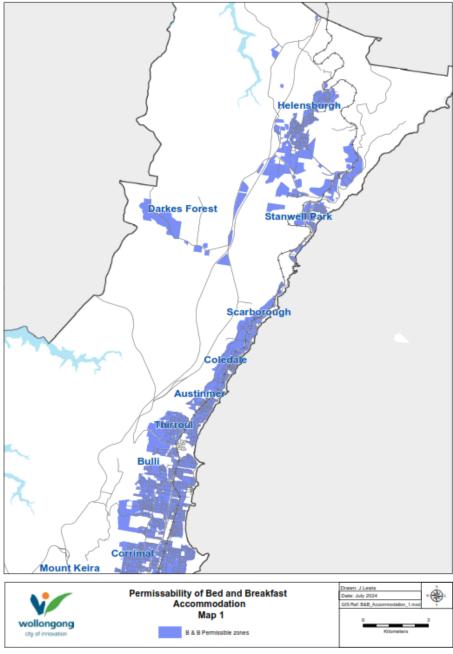
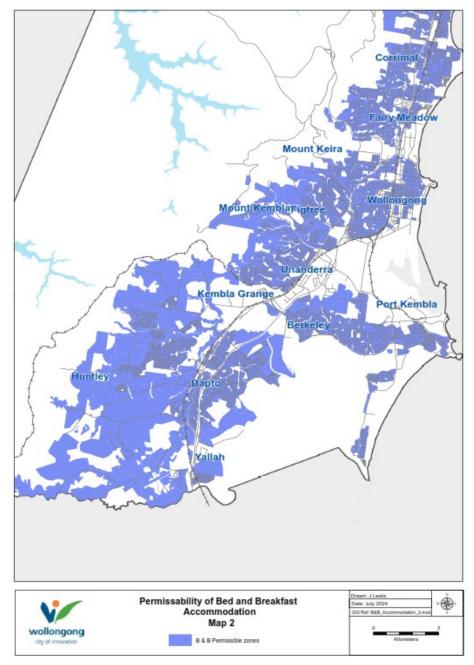


Figure 3.8 Permissibility of Bed and Breakfast Accommodation

Note: In some circumstances B&B Accommodation may be exempt development under the SEPP (Exempt and Complying Development Codes) 2008.





Note: In some circumstances B&B Accommodation may be exempt development under the SEPP (Exempt and Complying Development Codes) 2008.



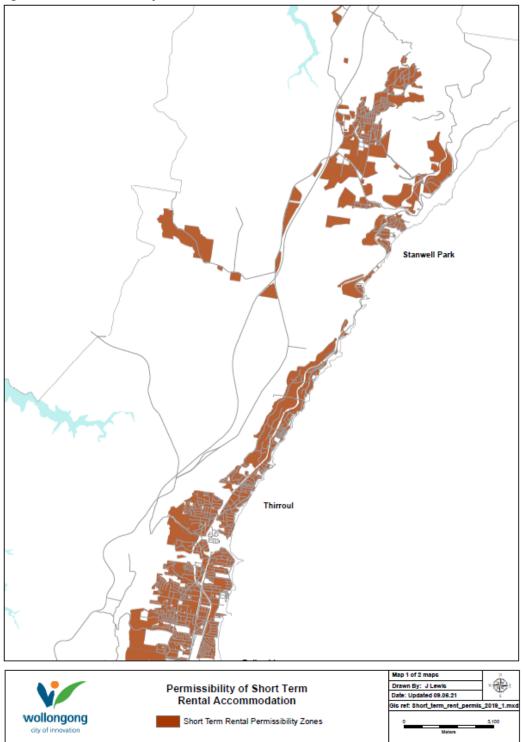
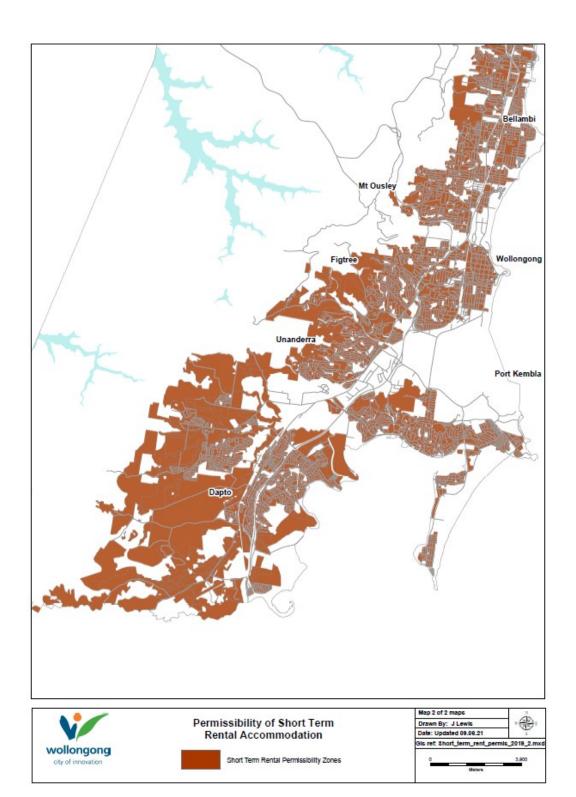


Figure 3.9 Permissibility of Short-term rental accommodation







3.4 Relevant Planning Strategies, Policies and Plans

There are a number of State and Regional planning policies and plans that affect tourism accommodation.

3.4.1 LEP Practice Note – PN 09-006

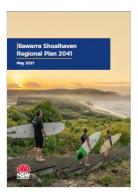
In 2009, the NSW Department of Planning issued an LEP Practice Note – PN 09-006 Providing for tourism in Standard Instrument LEPs. The Practice Note guides Council on providing tourism opportunities in their Local Environmental Plans. The Practice note was used in the preparation of the draft Wollongong LEP 2009.

The Practice Note suggests that the following accommodation types are appropriate in the following zones:

Tourism Land Uses	Suggested Zones
ACCOMMODATION	
Tourist and visitor accommodation (group term)	R1, B2, B4, SP3, E4
Backpackers' accommodation	RU5, R1, R3, B2, B3, B4, SP3, E4
Bed and breakfast accommodation	RU4, RU5, all R zones, B1, B2, B4, SP3, E2-E4
Camping ground ¹³	RU1, RU2, RU4, RU5, R5, SP3, RE1, RE2, E2, E3
Caravan park	RU5, R1, R2, R5, SP3, RE1, RE2, E4
Eco-tourism ¹¹	RU1, RU2, RU4, R5, SP3, RE1, RE2, E2, E3
Farm stay accommodation	RU1, RU2, RU4, E2, E3
Hotel or motel accommodation	RU5, R1, R3, R4, R5, B2–B4, SP3, E4
Serviced apartment	R1, R3, R4, B2–B4, SP3, E4

Table 3.4 indicates the current permissibility of tourism accommodation uses under the Wollongong LEP 2009. The main difference is that eco-tourism is not currently permissible under the LEP.

3.4.2 Illawarra Shoalhaven Regional Plan 2041



On 1 June 2021 the Illawarra Shoalhaven Regional Plan 2041 was released which sets out the strategic framework for the region, aiming to protect and enhance the region's assets and plan for a sustainable future.

The Regional Plan identifies 15 regionally significant precincts that will drive jobs creation, housing diversity, and vibrant communities. The draft Regional Plan includes 30 objectives detailed under the 4 themes of:

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

To implement the objectives of the Plan, there are numerous actions, strategies and activities.

The Plan does not include any specific actions or strategies relevant to this accommodation review.

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3.4.3 Future Transport 2056 – Tourism and Transport Plan

Item 5 - Attachment 2 - Updated Tourism Accommodation Discussion Paper



In 2018, Transport for NSW released Future Transport Strategy 2056 a series of transport strategy documents, the most relevant for Wollongong and this study being the Regional NSW Services and Infrastructure Plan and the Tourism and Transportation Plan.

The Future Transport Strategy 2056 and its supporting documents are focused on six outcomes:

- 1. Customer Focused
- 2. Successful Places
- 3. Growing the Economy
- 4. Safety and Performance
- 5. Accessible Services
- Sustainability

Regional NSW Services and Infrastructure Plan (2018) provides a 40 year vision for transport in regional NSW to support communities and productive economies. Transport for NSW is seeking to provide a safe, efficient and reliable network of transport services and infrastructure that recognises and reinforces the vital role of regional cities. The Plan outlines measure to improve transportation within and between regions. The Plan indicates a number of infrastructure improvements for the Wollongong LGA and the Illawarra Shoalhaven Region. The Plan does not include any specific actions or strategies relevant to this accommodation review.

Tourism and Transportation Plan (2018) notes that the transport needs of visitors and people who work in tourism differ from weekday commuters. Visitors may be unfamiliar with the transport system and may be travelling at different times and maybe carrying luggage. The Plan seeks to improve the visitor experience by improving the road network, public transport services and infrastructure, growing transport as a tourism activity. The Plan does not include any specific actions or strategies relevant to this accommodation review.

3.4.4 Illawarra Shoalhaven Regional Transport Plan



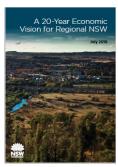
In August 2021 Transport for NSW released the Illawarra Shoalhaven Regional Transport Plan. The Plan which outlines the strategic framework for how Transport for NSW will respond to changes in land use, population and travel demand across the region over the next 20 years.

The Plan details proposed infrastructure works that will assist residents and visitors moving around the region.

The Plan does not include any specific actions relevant to this accommodation review.



3.4.5 A 20-year Economic Vision for Regional NSW



In 2018 the State Government published a 20 year economic vision for Regional NSW. Within this report, Wollongong is regarded as part of Sydney, rather than Regional NSW. However, the report is relevant as it indicates that the following 10 industry sectors will drive regional NSW economies over the next 20 years.

Agribusiness and forestry, Resources and Mining, Tourism, Tertiary Education, Health and Residential Care, Freight and Logistics, Defence, Advance Manufacturing, Renewable Energy, Technology – enabled Primary Industries.

Many of these industries occur within Wollongong, and form part of Council's Economic Development Strategy (2019).

The draft Plan does not include any specific actions relevant to this accommodation review.



4. EXISTING TOURIST ACCOMMODATION AUDIT

To able to inform a way forward and to assess the supply and demand for Tourism accommodation within the LGA, is it important to first understand how much tourism accommodation we currently have and where it is located. An audit of existing establishments has been completed.

4.1 DEVELOPMENT APPLICATION APPROVALS

A search of Council's development application database indicates Council has approved:

- 57 Development applications for Bed and Breakfast Accommodation, over 44 sites, with the most recent approval for a new facility in 2022
- Two Development Applications for Farm-stay Accommodation, with the most recent approval for a new facility in 2015
- 128 Development Applications for Motel accommodation over 80 sites, with the most recent approval for a new facility in 2006
- 159 Development Applications for Hotels (pubs) and Hotel accommodation, over 83 sites, with the most recent approval for a new facility in 2022. Two Development Applications are currently being assessed
- 23 Development Applications for Serviced Apartments, over 17 sites, with the most recent approval for a new facility in 2021
- 18 Development Application for "resorts", tourist parks and caravan parks, over 8 sites with the
 most recent approval for a new facility in 2010 which has not progressed.

There are a number of short comings with the database. The application data does not readily indicate the number of rooms approved. The database does not include accommodation facilities approved or constructed prior to 1960, although some older building application approvals do exist. The data does not provide an indication of the number of existing facilities, as some approval to construct accommodation facilities were acted upon, some accommodation facilities have since been demolished, and some other sites have had multiple approvals.

4.2 DISTRIBUTION AND INTENSITY OF ACCOMMODATION ESTABLISHMENTS

There are currently 74 tourist accommodation establishments within the Wollongong LGA, providing an estimated 1,924 rooms, 211 cabins and 269 powered and 122 unpowered camping and caravanning sites each night, which can cater for over 6,600 guests.

Since the draft report the former Ibis Hotel on Market Street, which had been used for university student accommodation, has reopened as Hotel Totto re-adding 150 rooms to the available room stock.

A summary of tourist accommodation in the Wollongong LGA is provided in Table 4.1.



Table 4.1 Summary of Tourist Accommodation

	Number of establishments	Number of rooms available	Guest Capacity	Number of Powered sites	Number of Unpowered sites	Number of Cabins	Cabin guest capacity
Backpackers Accommodation	1	13	32				
Bed and Breakfast Accommodation	11	20	50				
Holiday Letting	7	10	29				
Serviced Apartments	14	413	1164				
Tourist Parks	5			269	122	211	1179
Hotels and Motels - Budget Motel	24	682	1745				
Hotels and Motels - Hotel 4-4.5 star	2	370	1007				
Hotels and Motels - Mid Market	4	237	637				
Hotels and Motels - Conference Centre	1	116	600				
Hotels and Motels - Student	1	24	76				
Hotels and Motels - Luxury Boutique	2	7	20				
Hotels and Motels - Boutique	1	20	64				
Guest House	1	12	20				
Total	74	1924	5444	269	122	211	1179
Short term rental accommodation	854						

A list of tourist accommodation sites is provided in Appendix 2.

The establishments are distributed across the LGA, with the most establishment and the number of rooms being available in the Wollongong suburb and Ward 2. Table 4.2 and Figure 4.1 illustrates the distribution of tourist accommodation by type, and Figure 4.2 the intensity of tourist accommodation (by number of beds), across the LGA.

In addition, in April 2024 there were 854 premises registered as providing short-term rental accommodation. Short-term rental accommodation data is discussed in the following section.



Table 4.2 Accommodation type and numbers by suburb

	Number of establishments	Number of rooms available	Guest Capacity	Number of Powered sites	Number of Unpowered sites	Number of Cabins	Cabin guest capacity
WARD 1	33	408	1265	196	122	182	1034
AUSTINMER	4	73	12				
Bed and Breakfast Accommodation	3	4	12				
Serviced Apartments	1	69					
BULLI	2	2	4	54	5	30	175
Bed and Breakfast Accommodation	1	2	4				
Tourist Parks	1			54	5	30	175
COLEDALE	3	2	10	5	44		
Bed and Breakfast Accommodation	1						
Hotels and Motels - Luxury Boutique	1	2	10				
Tourist Parks	1			5	44		
EAST CORRIMAL	1			101	48	44	295
Tourist Parks	1			101	48	44	295
FAIRY MEADOW	4	58	189	36	25	108	564
Hotels and Motels - Budget Motel	3	58	189				
Tourist Parks	1			36	25	108	564
HELENSBURGH	1	3	8				
Hotels and Motels - Budget Motel	1	3	8				
OTFORD	3	23	70				
Bed and Breakfast Accommodation	2	3	6				
Hotels and Motels - Boutique	1	20	64				
STANWELL PARK	2	8	19				
Bed and Breakfast Accommodation	1	5	12				
Holiday Letting	1	3	7				
STANWELL TOPS	3	122	612				
Bed and Breakfast Accommodation	1	1	2				
Hotels and Motels - Conference Centre	1	116	600				
Hotels and Motels - Luxury Boutique	1	5	10				
THIRROUL	4	39	103				



	Number of	Number of	Guest	Number	Number of	Number	Cabin
	establishments	rooms available	Capacity	of Powered sites	Unpowered sites	of Cabins	guest capacity
Bed and Breakfast Accommodation	1	1	4				
Holiday Letting	1	2	4				
Hotels and Motels - Budget Motel	2	36	95				
TOWRADGI	1	45	138				
Hotels and Motels - Mid Market	1	45	138				
WOMBARRA	3	1	6				
Holiday Letting	3	1	6				
WOONONA	2	32	94				
Holiday Letting	1	1	4				
Hotels and Motels - Budget Motel	1	31	90				
WARD 2	30	1210	3343				
CONISTON	1	20	40				
Hotels and Motels - Mid Market	1	20	40				
NORTH WOLLONGONG	2	35	90				
Hotels and Motels - Budget Motel	2	35	90				
WOLLONGONG	27	1155	3213				
Backpackers Accommodation	1	13	32				
Guest House	1	12	20				
Hotels and Motels - Budget Motel	7	220	455				
Hotels and Motels - Hotel 4-4.5 star	2	370	1007				
Hotels and Motels - Mid Market	2	172	459				
Hotels and Motels - Student	1	24	76				
Serviced Apartments	13	344	1164				
WARD 3	11	306	836	73	0	29	145
BERKELEY	2	108	324				
Hotels and Motels - Budget Motel	2	108	324				
BROWNSVILLE	2	53	168				
Hotels and Motels - Budget Motel	2	53	168				
CONISTON							



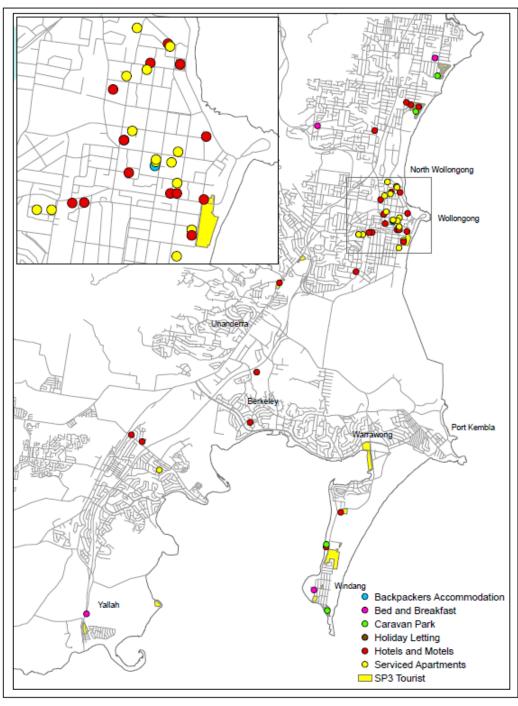
	Number of establishments	Number of rooms available	Guest Capacity	Number of Powered sites	Number of Unpowered sites	Number of Cabins	Cabin guest capacity
Hotels and Motels - Budget Motel	1	12	24				
FIGTREE	1	55	132				
Hotels and Motels - Budget Motel	1	55	132				
PRIMBEE	1	30	90				
Hotels and Motels - Budget Motel	1	30	90				
WINDANG	4	48	98	73	0	29	145
Bed and Breakfast Accommodation	1	4	10				
Holiday Letting	1	3	8				
Hotels and Motels - Budget Motel	1	41	80				
Tourist Parks	1			73	0	29	145
Total	74	1924	5444	269	122	211	1179



Backpackers Accommodation Bed and Breakfast Serviced Apartments Distribution of Tourist Accommodation by Type

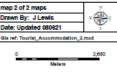
Figure 4.1 Distribution of Tourist Accommodation







Distribution of Tourist Accommodation by Type

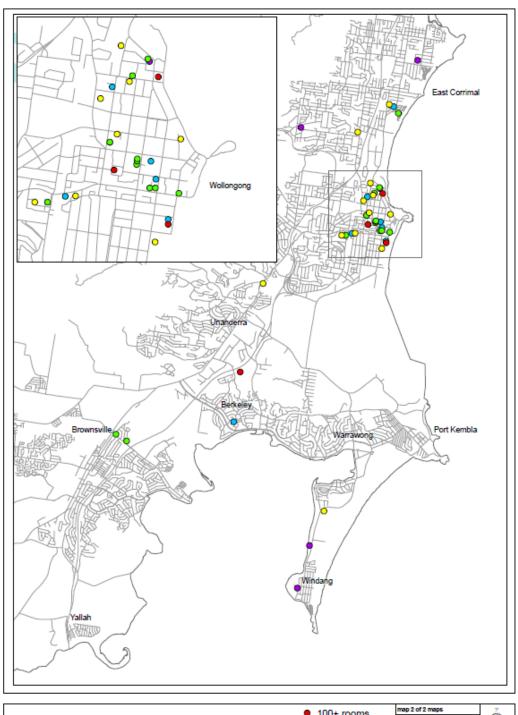




East Corrimal 0-5 rooms Intensity of Tourist Accommodation wollongong O 31-99 rooms 100+ rooms

Figure 4.2 Intensity of Tourist Accommodation









4.3 **SHORT-TERM RENTAL ACCOMMODATION REGISTRATIONS**

Since 2021, Short-term rental accommodation premises are required to be registered on the NSW Planning Portal. In April 2024 there were 854 short-term rental accommodation premises registered on the Planning Portal. The premises can be managed by the owners or real estate agents and are advertised on various websites. Of the premises, 434 premises are owner occupied / hosted, (e.g. a room available within a dwelling), and 420 are non-hosted.

In the lead up to the UCI World Road Cycling Championship (September 2022) the number of registered premises increased significantly, with an additional 330 premises registered in August and September 2022 (Figure 4.3). Following the event there was a dip in registrations, but has subsequently increased again. The registration data was not able to be accessed between March 2023 and April 2024. During this period 602 premises were deregistered (reason unknown) and 80 premises blocked (reasons unknown).

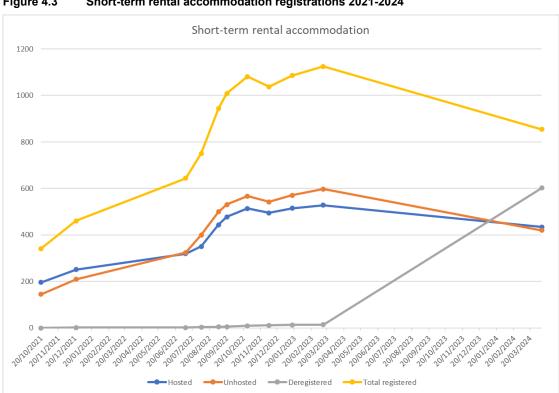


Figure 4.3 Short-term rental accommodation registrations 2021-2024

The registration data also shows that premises are available throughout the LGA, across 55 suburbs, although are concentrated in Wollongong (171 premises), Thirroul (75 premises) and Bulli (66 premises) (table 4.3)

Table 4.3 Short-term Rental Accommodation by suburb

Ward / Suburb	Hosted Non-Hosted		Total
WARD 1	254	229	483
Austinmer	24	17	41
Balgownie	1	4	5
Bellambi	5	3	8



Ward / Suburb	Hosted	Non-Hosted	Total
Bulli	36	30	66
Clifton		1	1
Coalcliff	1	1	2
Coledale	24	13	37
Corrimal	16	12	28
Darkes Forest	1		1
East Corrimal	14	12	26
Fairy Meadow	8	9	17
Helensburgh	7		7
Otford	3	6	9
Russell Vale	2	3	5
Scarborough	4	6	10
Stanwell Park	16	16	32
Stanwell Tops	5	2	7
Tarrawanna	4		4
Thirroul	36	39	75
Towradgi	8	11	19
Wombarra	13	10	23
Woonona	26	34	60
WARD 2	137	138	275
Coniston	4	5	9
Cordeaux Heights	1		1
Figtree	11	4	15
Gwynneville	3	3	6
Keiraville	8	5	13
Mangerton	5	1	6
Mount Keira	1	1	2
Mount Kembla	2		2
Mount Ousley	3	1	4
Mount Pleasant	1	1	2
Mount Saint Thomas	2		2
North Wollongong	6	20	26
Unanderra	5	2	7
West Wollongong	7	2	9
Wollongong	78	93	171
WARD 3	43	53	96
Avondale	1	1	2



Ward / Suburb	Hosted	Non-Hosted	Total
Berkeley	2	2	4
Dapto	2		2
Farmborough Heights	3	3	6
Haywards Bay		2	2
Horsley	2	1	3
Huntley		1	1
Kanahooka	2	1	3
Kembla Grange	1	3	4
Koonawarra		1	1
Lake Heights	6	5	11
Marshall Mount	1	1	2
Port Kembla	10	11	21
Primbee	5	5	10
Warrawong	3	2	5
Windang	3	12	15
Wongawilli		2	2
Yallah	2		2
Grand Total	434	420	854

(Note: some suburbs extend across Ward boundaries, but have only been listed in 1 Ward)

The form of accommodation available is summarised in table 4.4.

Table 4.4 Type of short-term rental accommodation

Type of Residential Accommodation	Hosted	Non- Hosted	Total
Attached dwelling	58	23	81
Dual Occupancy	23	16	39
Dwelling House	184	222	406
Manor House	2	1	3
Multi Dwelling Housing	16	21	37
Multi Dwelling Housing (Terraces)	5	6	11
Residential Flat Building	68	114	182
Secondary Dwelling	64	5	69
Semi-Detached Dwelling	13	8	21
Shop Top Housing	1	4	5
Total	434	420	854

The number of premises available on each night, varies depending on current bookings, seasonal demand and local events. The peak demand periods for domestic travellers are likely to be school



holidays and long weekends. The reduction in overseas visitors due to COVID-19 boarder closures, may have resulted in a reduction in demand.

According to the April 2024 registration data, during the current year 529 premises have not had any bookings. The average number of booking nights is 35. One premise had more than 300 nights booked (Figure 4.4). The accuracy of the data is unknown, as it relies on the inputs from the owners and is not checked by the NSW Department of Planning, Housing and Infrastructure and cannot be checked by Council officers.

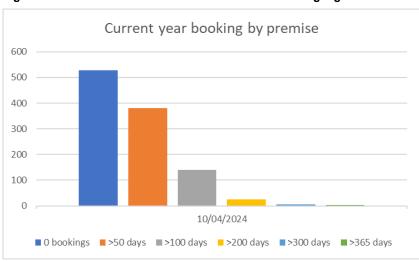


Figure 4.4 Short-term rental accommodation booking nights

4.4 ACCOMMODATION AUDIT FINDINGS

The following findings were identified from the accommodation audit.

- A large proportion of accommodation is available within the Wollongong City Centre. Hotel and
 motel accommodation and serviced apartments are substantially located within the Wollongong
 City Centre however there are also smaller motels situated in other suburban centres. As a result
 the intensity of available beds is highly concentrated with 50% of all hotel/motel accommodation
 in the City Centre.
- The major contributors to accommodation outside the City Centre are the Pilgrim Lodge at the Nan Tien Temple (100 rooms, 540 guest capacity), Wollongong Surf Leisure Resort at Fairy Meadow (500 beds in tourism cabins) and The Tops Conference Centre at Stanwell Tops (80 rooms, 600 guest capacity).
- There are multiple budget accommodation offers available across the LGA.
- There is an absence of visitor accommodation (excluding short-term rental accommodation) in the suburbs of Lake Heights, Warrawong, Port Kembla, Unanderra, West Wollongong, Mt Keira and Helensburgh areas. This may reflect the lack of demand, lack of tourist attractions, predominantly residential character or high land values of these areas.
- There is only one backpacker hostel, which is centrally located in the City Centre. There are also several other cheap accommodation options at pubs/taverns throughout the City. A comparison was made with other Cities of a similar scale and context to obtain a guide as to whether this is proportionate with the scale of the City. Newcastle has four 'backpacker hostels' and Geelong has one.
- The majority of Bed and Breakfast accommodation are located in the Northern Suburbs (Ward
 1) at Thirroul, Austinmer and Stanwell Park. This type of accommodation suits the 'tourer' and
 the 'romantic getaway' tourists and it is not surprising to see the predominance of this



- accommodation in the northern villages given that it exhibits a high scenic amenity and is in close proximity to Sydney, the Seacliff Bridge, beaches and the Royal National Park.
- Short-term rental accommodation and holiday letting properties occur throughout the LGA and are focused on Wollongong and the Northern Suburbs.

4.5 Possible increases and decreases in accommodation

In addition to the existing accommodation, there have been 8 Development Applications approved for new establishments for a total of 701 rooms. However only 1 site is under construction (96 rooms). The approval on 1 site has lapsed and the approvals on 3 sites have been replaced by new development applications for residential development. Accordingly, the maximum additional rooms approved is reduced to 239 rooms over 4 sites (Table 4.5).

A further two Development Applications are under assessment for an additional 457 rooms, including the former DJs site which is proposed to contain a 5 star hotel and motel (Table 4.5).

Table 4.5 Recent tourist accommodation development applications:

DA No.	Address	Accommodation type	No. rooms proposed	Status
Determined				
DA-2009/1037/B	Huntley Golf resort- Avondale Road, Avondale	Golf lodge / resort	60	Approved – Amendment B in 2013. Not constructed
DA-2016/1061/B	28-32 Young Street & 29-31 Belmore Street Wollongong	Mixed use development including 87 hotel rooms (serviced apartments). Amendment B increased rooms to 96	96	Approved 2017. Amendment C approved 2022. Under construction "Grand Pacific Hotel Wollongong"
DA-2016/1557/A	385A Crown Street, Wollongong	8 Storey hotel	45	Approved 2017. Amendment A approved 2018. Not constructed Consent lapsed
DA-2020/528	357-359 Crown Street, Wollongong (corner Gladstone Ave)	20 storey Hotel	120	Approved 2020. Not constructed. Unlikely to proceed, new DA-2023/156 for mixed use development under assessment
DA-2020/1490 DA-2021/1342/A	37-39 Burelli Street, Wollongong	14 storey Hotel	241 47	Approved 21/8/21 Unlikely to proceed, new DA-2022/714 for mixed use development containing 71 residential apartments under assessment Approved 13/7/22.
	Wollongong	Apartments		Amendment A approved 27/4/23. Not constructed
DA-2022/14	24-30 Kenny Street, Wollongong	18 storey Mixed use development	56	Approved 2022



DA No.	Address	Accommodation type	No. rooms proposed	Status
				Not constructed – likely to be replaced by DA- 2023/760 below
DA-2022/211	4 Auburn Street, Wollongong	24 storey Mixed use development (also includes 3 commercial spaces, 59 residential units)	<mark>36</mark>	Approved 2023 Not constructed
Sub-total - approved	8		<mark>701</mark>	
Sub-total under construction or may progress	4		236	
Under assessment				
DA-2023/760	22-30 Kenny Street, Wollongong	18 Storey Mixed Use development (also includes 105 residential units)	107	Under assessment
DA-2023/767	163-171 Crown Street, 80 Church Street, Wollongong (old David Jones site)	The Globe – Mixed Use 5-star hotel & motel , Club, offices	236 Hotel 114 Motel	Under assessment
Sub-total	2		<mark>457</mark>	
Total	<mark>6</mark>		<mark>686</mark>	

Over the past few years, a number of tourism accommodation establishments within the LGA have transferred ownership. The *Economic Development Strategy 2019-2029* notes Destination Wollongong's concern about the immediate loss of 150 beds and the loss of up to 400 beds over the next 5 years. While the new owners may wish to continue to provide accommodation, it is likely that some establishments will be closed, and development applications lodged to redevelop the site for other uses.

Council has approved three development applications that if enacted will reduce the number of accommodation rooms available by 82 rooms (Table 4.6). It is anticipated that we may overall see a reduction of rooms available in the LGA over the next 5 years, though a combination of redevelopment of existing sites and if the approved developments don't proceed.

In many instances the planning controls permit larger residential development (ie residential apartment buildings), which offer higher and more immediate financial returns. There is limited investment in tourist accommodation, especially hotels and motels, due to difficulties getting finance, higher returns for other uses and on-going maintenance and running costs.



Table 4.6 Current development applications that may reduce accommodation

DA No.	Address	Proposed development	Potential room reduction	Status
DA-2015/639/A	Beach Park Motel 10 Pleasant Avenue, North Wollongong	5 storey Residential Flat Building	18	Approved 2015 (amendment approved 2022)
DA-2021/1168	Downtown Motel 72-76 Crown Street, Wollongong	9 storey commercial building	30	Approved 2022
DA-2021/1308	Normandie Inn 30 Bourke Street, North Wollongong	5 storey Residential Flat Building	34	Refused 2022. Review of determination approved 2023. Amendment C under assessment
Total			82	



5. DEMAND FOR ACCOMMODATION

A review of literature indicates that there are various methods used to work out the demand for tourism accommodation. These include:

- Occupancy rates
- Gap Analysis
- Trends Analysis
- Setting Targets
- Sector targets
- Demand Targets/ Policy shifts

Each of these methods are outlined below.

5.1 OCCUPANCY RATES

The occupancy rate refers to the number of occupied or rented units at a given time compared to the total number of available rental units. The occupancy rate of existing facilities provides an indication of demand for additional accommodation facilities. The higher the rate, the more demand for additional facilities.

Specific accommodation occupancy data for the Wollongong LGA is not available. Published National and State data includes Wollongong as part of the South Coast Regional of NSW which extends to the Victorian boarder. The Australian Accommodation Monitor report for the 2018-19 financial year (STR 2019) (pre COVID) indicates that the tourism accommodation facilities on the South Coast were operating at 65.9% occupancy rate. For comparison Sydney was at 83.4% occupancy rate. A year later the 2019-20 report (STR 2020) indicates tourism accommodation facilities on the South Coast were operating at 55% occupancy rate (down 10.9%) and Sydney at 65.3% occupancy rate (down 18.1%). The time series graphic in the NSW Tourism Accommodation Snapshot published by Destination NSW for the December quarter 2020 (page 7 of this report) shows the effect COVID had on occupancy rates and the domestic market recovery.

Anecdotal data suggests that some local facilities were operating at 80% occupancy (pre-COVID), noting occupancy varies from weekday-weekend, summer-winter, school holidays and when events are occurring.

The submission of Development Applications for new accommodation venues also indicates that there is demand for more rooms. As noted, Council has approved eight development applications for hotels (701 rooms - although only 1 site has progressed to construction), and is currently assessing another development applications (457 rooms).

The number of Short-term Rental Accommodation establishments can also provide an indication of demand. While Short-term Rental Accommodation compete with traditional accommodation establishments, they also provide an indication of where people want to stay and visit. If there is no demand in particular locations, they will stop advertising and cease operation. The number of Short-term Rental Accommodation premises peaked in March 2023 and has since declined by 271 properties.

5.2 GAP ANALYSIS

A subset of the existing occupancy rates is to undertake a gap analysis of accommodation types. A gap analysis looks at the existing supply of Tourism accommodations to identify whether any types of accommodation are absent or there are not many establishments providing that form of accommodation.

The existing supply analysis, shows the following gaps:

• There are no 5 or 6 star accommodation in the LGA



- There are 2 approved Farm-stay accommodation venues in the rural parts of the LGA, but neither appears to be operating. It is acknowledged that rural land uses activities are limited to Darkes Forest and West Dapto (future residential land).
- There is 1 approved Eco-tourism accommodation establishments
- There are 2 boutique / luxury establishments
- Camping is only permitted at Coledale Beach Reserve, excluding camping in the public and privately run tourist parks, and the Royal National Park.

5.3 COMPARATIVE ANALYSIS

Another method used to consider demand is to compare the supply of venues with similar sized cities or local government areas. Wollongong is often compared to Newcastle and Geelong, as coastal regional cities, although there are differences.

Newcastle CBD is some 170km from the Sydney CBD which takes about 2 hours and a quarter to drive. Newcastle is supported by Newcastle Airport at Williamtown. Newcastle is similar to Wollongong as it has an industrial heritage, including a former steelworks, and has the largest coal export Port terminal in NSW. The former industrial precinct adjacent the Hunter River has been converted to an attractive mixed use destination, which includes hotels.

Geelong CBD is some 74km from the Melbourne CBD which takes about an hour and quarter to drive. Geelong also has an industrial manufacturing heritage focused on car production, which have closed. Geelong is supported by Avalon airport and Spirt of Tasmania terminal.

The following table provides some economic comparison data.

Table 5.1 Comparative data with Newcastle and Geelong LGAs

	Wollongong	Newcastle	Geelong
Population	219,141	174,294	282,809
LGA area	714km2 (although ½ is Sydney Drinking Water Catchment)	186.8km2	1,252km2
Tourism sales (2022/23)	\$1671.1m	\$2291.9m	\$2510.0m
Tourism value add (2022/23)	\$989.6	\$1261.5m	\$1137.7m
Tourism Employees (2016)	5,783	6,765	6,666
International visitor nights (2018/19	1,758,785	2,166,821	1,422,820
Domestic visitor nights (2018/19)	2,193,244	4,490,775	3,694,942
Domestic visitor nights (2022/23)	2,397,028	3,90,443	3,999,155
International visitors reason for visit (%) and length of stay			
Visit friendsHoliday	33.5% / 12.9 days 41.9% / 7 days	28.5% / 15.8 days 50.3% / 7.4 days	37.5% / 29.8 days 42.6% / 5.2 days
 Education 	9.5% / 117.8 days	9.2% / 88.7 days	8.3% / 100.6 days

(Source: id Community & Economy profiles)



(Note: International data not available for the period after 2018/19)

The data shows that tourism is a greater economic contributor to both the Newcastle and Geelong economies. Domestic visitor nights were higher in both Newcastle and Geelong. Wollongong has more international visitors than Geelong, but less than Newcastle. A greater percentage of international visitors go to Geelong to visit friends and relatives and stay longer, while a greater percentage of holiday trips are made to Newcastle, and more trips for education are made to Wollongong.

A comparison of the number of accommodation establishments in each location is difficult to quantify. Like Wollongong, both Newcastle and Geelong are CBDs, suburbs and LGAs.

5.4 TREND ANALYSIS

Trends analysis is a technique that uses historical data – generally over multiple consecutive years – to understand patterns of growth or decline. This data is used to try and determine (or assume) future movements based on what's happened in the past.

Many tourism sector documents use trend analysis to highlight the demand for additional accommodation. The assumption is that the current average growth will continue, as the number of visitors to Wollongong continues to increase. An assessment is made as to whether existing accommodation can satisfy that growth, or how many extra rooms are required.

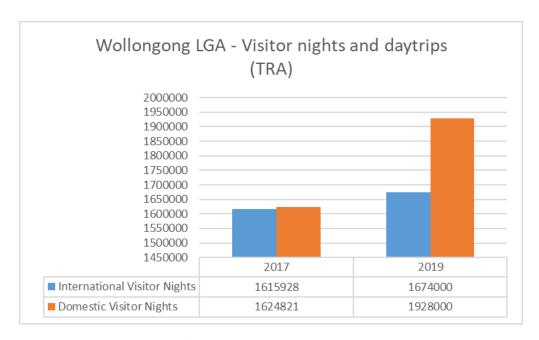
The Tourism Research Australia's 2017 and 2019 Local Government profiles for the Wollongong LGA (pre-COVID) show:

- International visitors increased from 56,105 to 69,000 persons (23%) and visitor nights increased from 1,615,928 to 1,674,000 (3.6%)
- Domestic visitors increased from 693,538 to 843,000 persons (21.6%) and visitor nights and daytrips increased from 1,624,821 to 1,928,000 (18.7%)

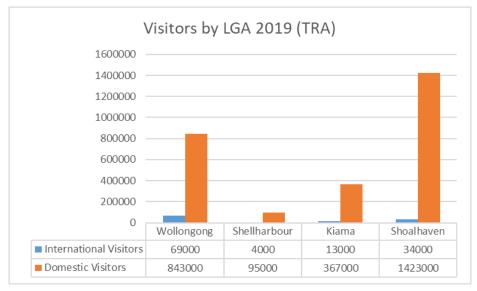
Visitors nights is a multiplication of the number of visitors and average length of stay.







Tourism Research Australia (TRA) Local Government Profiles enables a comparison of visitation to Wollongong with the other LGAs in the Region, which shows that Wollongong has the largest number of international visitors and international visitor night. The Shoalhaven LGA has the highest number of domestic visitors and domestic visitor nights.







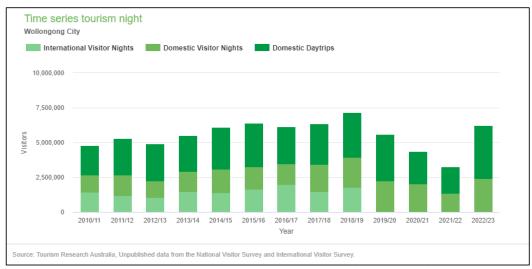
Tourism Research Australia website does not contain specific data for Wollongong prior to 2017, as Wollongong was classified as part of the South Coast region. This limitation on data available, only allows us to see the change between those years and does not allow the interpretation of a trend.

Council's Economic id profile contains international tourism accommodation data for 9 years and domestic data for 13 years. The website indicates that the data comes from Tourism Research Australia, however the numbers do vary from those above. The data shows more fluctuations than the 2017 and 2019 data sets, although there is an overall increase trend.

Between 2010/11 and 2018/19 international visitor nights numbers have increased by 20% from 1,455,056 visitors nights in 2010-11 to 1,75,785 in (2018-19), although peaked in 2016-17 at 1,982,013 and had a low in 2012-13 of 1,041,035 (data from 2029-20 to 2022/23 not available). Overall there was an average annual 4.6% growth in international visitor nights.

Domestic visitor nights numbers increased by 95% from 1,224,964 visitors (2010-11) to a peak of 2,397,028 (2022-23) and a secondary COVID peak in 2019/20 of 2,263,869, although there was a low of 1,201,866 in 2012-13. Overall there was an average annual 8.9% growth in domestic visitor numbers.

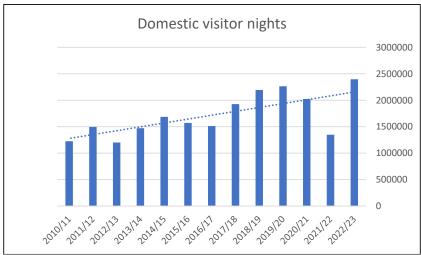
Domestic day trips have increased by 81% from 2,103,950 in 2010/11 to 3,816,352 in 2022/23, with a COVID dip in 2021/22 of 1,902,831 trips. Converting day trips to visitor nights is a key strategy.



(International visitor night data not available 2019/20 to 2022/23)

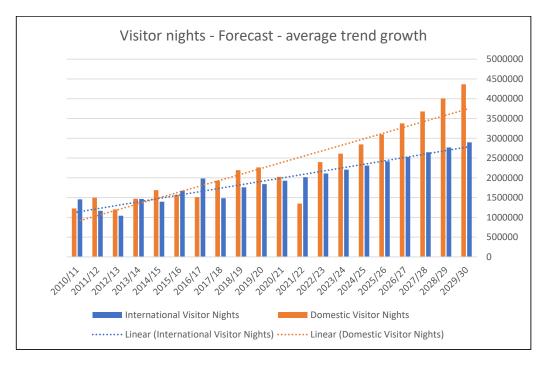






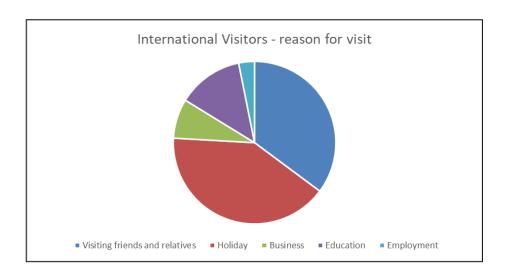
Extrapolating the long term annual increase of 4.6% for international visitor nights and 8.9% for domestic visitor nights suggest that there will be continuing increase demand. Like the previous years, the growth will not be linear and will fluctuate. Any increase in visitor growth would need to be supported by increased accommodation.





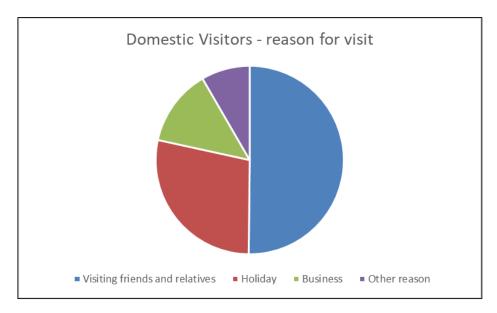
Over the 10 year period, on average international visitors stay 27.4 nights in Wollongong, with the annual rate varying from 21.6 to 32.2 nights. For comparison, international visitors stay on average 6.9 nights in the Shoalhaven. Domestic visitors stay on average 2.3 nights (ie the weekend or a mid-week conference).

Many international and domestic visitors come to Wollongong for holidays, or to visit friends and relatives. The international visitor data is strongly influenced by students coming to Wollongong for education, and visits from their relatives. The students stay longer and tend to be staying at University student accommodation venues, rather than at privately operated hotels or serviced apartments.



Domestic visitors stay on average 2.3 nights with a narrower range of 2.1 to 2.6 nights, with the majority visiting friends and relatives.

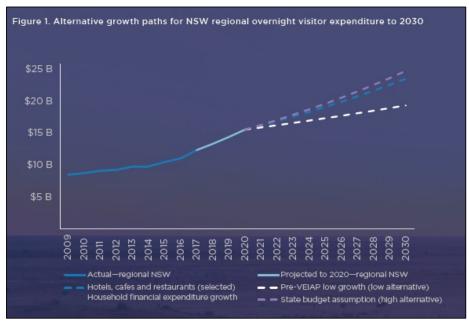




5.5 SETTING TARGETS

Similar to trend analysis, some tourism strategy documents include an aim or forecast for a "X%" increase in growth, which is usually higher than the trend analysis. An assessment is made as to whether existing accommodation can satisfy that growth, and if not, how many extra rooms are required. Often, this target is based on expenditure (\$) rather than visitor numbers. When people stay overnight rather than day trips, how much they spend (their expenditure) increases significantly due to the inclusions of overnight accommodations, more meals and activities at a location.

The NSW Visitor Economy Industry Action Plan 2030 (2018) aimed to triple 2009 NSW overnight visitor expenditure to 2030, by aiming to achieve: \$45 billion by 2025 and \$55 billion by 2030. The Plan also includes a Regional NSW target for overnight visitor expenditure of \$20 billion by 2025 and \$25 billion by 2030. The report includes the following graphic to show the possible growth paths (report prepared in 2018 pre-COVID).





Destination Sydney Surrounds South zone has adopted a target to double 2012 overnight visitor expenditure to \$2.01 billion in 2022, which will require a 5% year-on-year growth target for the period 2017 and 2022,

The previous *Destination Sydney Surrounds South Destination Management Plan (2018)* also includes the following market segment targets for the region:

Market Segment	Current Share	Target Share	2022 Value	Increase in Value
100km - 200km drive market families, couples and young singles	19.19%	19.49%	\$4.3B	\$67.4M
International visitors to Sydney* (inc. touring)	5.2%	5.5%	\$427M	\$30M
Travel for a purpose (self-drive):				
Leisure Events	14.6%	15%	\$1.37B	\$13.1M
Business Events (with a Convention Centre)	6.3%	8%	\$2.4B	\$9.2M
Cultural visitors	8.6%	9%	\$196M	\$11.9M
Cruise	0.6%	2%	\$2.21M	\$633K

The documents do not indicate how many extra rooms are required to meet the increased visitation.

5.6 Sector targets

Similar to broad targets, some tourism strategy documents aim for an "X%" increase in growth in particular tourism sectors.

For example, the *Chinese Tourism Strategy* (2012) aimed to double Chinese visitation to NSW by 2020. The Strategy did not indicate how many extra rooms would be required to meet this extra demand in the regions.

The previous *Destination Sydney Surrounds South Destination Management Plan* (2018) includes the following targets for international markets (visitors from specific countries or continents) for the region:

Market Segment	Current Share	Target Share	2022 Value	Increase in Value
Asian (Collective)	3.2%	3.5%	\$225M	\$15.4M
China	2.6%	3%	\$115M	\$12M
UK	7.7%	8.1%	\$51M	\$3M
USA	4%	4.5%	\$45M	\$19M
Korea	6.2%	6.8%	\$27B	\$2.5M
New Zealand	3.9%	4.5%	\$18M	\$2.3M
Total				\$54M

The Plan did not include any specific targets for the Wollongong LGA or the Illawarra-Shoalhaven Region



5.7 DEMAND TARGETS / POLICY SHIFTS

Similar to targeting tourism sectors, there could be policy shifts to target specific events.

The *Wollongong Major Events Strategy 2016-2020* aims to target 1-2 signature events per year, plus 3-5 major events, 10-15 key regional events and unlimited community events. The strategy seeks to flatten the summer spike in accommodation demand by targeting shoulder and low season events, so as to avoid accommodation bottlenecks and provide sustained income for local businesses throughout the year. The strategy aims to use major events to convert the engaged and growing day-tripper market into overnight visitation. The strategy also seeks to prioritise multi-day events, to increase overnight visitation, with exhibitions and festivals and tournaments to be targeted.

A spread of events across the year is important to support the amount of accommodation and services required for one-off events, such as the 2022 UCI World Road Riding Championships Sufficient accommodation cannot be provided locally or within the region to service large one-off events. The international teams stayed in Sydney and were transferred daily to Wollongong for the events.

The hosting of State and National sporting or cultural events increases demand for weekend accommodation. It is understood that the NSW Tip Football competition outgrew Wollongong, and the event was then moved to another region where more accommodation was available.

Prior to COVID-19, Cruise ships were stopping at Port Kembla for day visits to the region. If cruise ships were able to start or end their cruise at Port Kembla, there may be increased demand for accommodation on the night before a cruise departs, or upon return. Although the size of the cruise ships varies, with a small cruise ship carrying up to 2,250 passenger, and large cruise ships carrying up to 5,000 passengers.

One option to increase weekday visitation to Wollongong, would be encourage more conferences. For a conference of 1,000 people, some 1,000 beds in 4 star accommodation venues would be required. Currently there are 370 rooms available in 4+ star accommodation. A suitable conference venue is also required, however that issue is outside the scope of this review.

As the amount of A-grade office space increases in the Wollongong CBD, and more corporate executives visit, there is also increasing demand for corporate accommodation. Similarly, the future development of the surplus Bluescope lands at Port Kembla includes a long-term forecast to provide up to 30,000 jobs. The new businesses will generate additional corporate demand for accommodation

New major tourism or recreation attractions, such as the Cringila Hills Recreation Park, or Criterium Track at Unanderra and Mountain Biking in the Illawarra Escarpment, may increase demand for local accommodation.



6. ISSUES FOR DISCUSSION

The previous analysis identifies several issues for review. These issues are themed and further defined in this chapter.

6.1 RETENTION OF EXISTING ESTABLISHMENTS

The *Economic Development Strategy 2019-2029* notes Destination Wollongong concerned about the immediate loss of 150 beds and the loss of up to 400 beds over the next 5 years. Council has approved 3 development applications that, if progressed, will result in the loss of 84 rooms. As noted in Chapters 3 and 4, many existing hotel and motel accommodation establishments are on land zoned for residential use or commercial uses. The viability of some establishments is influenced by a combination of factors, including:

- Increased running costs,
- Increase maintenance costs for older building,
- The high land value, especially large sites that could achieve higher residential outcomes due
 to FSR or height controls. This is especially the case in the R1 General Residential zone that
 surrounds the Wollongong CBD. The combination of large sites, an FSR of 1.5:1, height limits
 of 16m, 24m or 32m and coastal views makes residential apartment buildings an attractive
 development option.
- Residential developments are generally strata subdivided and sold off. Therefore, a return on
 investment (profit) is realised quickly for a residential developer. Tourism accommodation,
 although sometimes includes strata units, requires a long term investment as it takes time to
 recoup the costs of development. The uncertainty around visitation numbers increases the risk
 profile.

To incentivise the retention and upgrading of existing facilities, measures such as zoning, floor space bonuses, parking rates, and/or developer contributions could be reviewed.

6.2 Encouragement for New Establishments

As well as retaining existing accommodation, new accommodation venues are also required to meet projected demand. As noted in chapter 5, the domestic tourism market is likely to continue to increase. The implementation of initiatives in the Economic Development Strategy and various tourism strategies will further increase visitation. Domestic day visitors need to be encouraged to stay longer, for a night or two or more. As noted, overnight visitors have a higher spend and therefore greater benefit to the local economy.

Council has approved 8 new hotels and 2 development application is under assessment. However, only 1 of the approvals has commenced construction

To incentivise the establishment of new facilities, measures such as zoning, floor space bonuses, parking rates, and/or developer contributions could be considered. Land could be zoned SP3 Tourist to flag a site as being suitable for a new Hotel or Motel development.

6.3 Permissibility of Land uses

The *Wollongong LEP 2009* permits a variety of tourism accommodation styles across the LGA. The majority of existing accommodation facilities are outside the SP3 Tourist zone on land zoned for other priorities, such as business or residential. Although tourism accommodation may also permitted, generally the other uses permitted in these zones are more economically attractive. The SP3 Tourist zone contains a variety of uses, the majority of which are not for tourism or tourism accommodation.

The following issues were identified with the permissibility of tourist accommodation uses.

 The land use zoning pattern in the Northern Suburbs is dominated by R2 Low Density Residential, C3 Environmental Conservation and C4 Environmental Living. These zones do not permit a range of tourist accommodation such as backpackers' accommodation, hotel and motel accommodation or serviced apartments. The land therefore cannot support tourist

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attractions in this area, in proximity to the Tourist (Seacliff Bridge, Grand Pacific Drive, beaches, villages, escarpment) and the potential luxury and romantic tourism markets that have been identified. The only areas that do permit this type of development are the small business zoned areas and the SP3 Tourist zoned site at Headlands Avenue.

In order to address this problem consideration has been given to:

Item 5 - Attachment 2 - Updated Tourism Accommodation Discussion Paper

- Making 'hotel and motel accommodation' and 'backpackers' accommodation' permissible in the R1 General Residential, R2 Low Density and R3 Medium-Density Residential zones and including additional controls in Wollongong DCP 2009. Amenity, traffic and neighbourhood character impacts are likely to be the major concern. Site suitability criteria could be imposed such as a minimum site area control and requiring proximity to main roads.
- Increasing the number of bedrooms permitted in clause 5.4(1) of the LEP for bed and breakfast accommodation. This would be undesirable as it is a clumsy means of achieving greater permissibility for small scale hotels. Also this action would lead to unintended amenity impacts and increase the scale of development beyond what is suitable and capable on most residential properties.
- Including a new land use definition of 'Guest House' which would be based on the definition of hotel and motel accommodation but have a capacity set in clause 5.4 of Wollongong LEP 2009. The Standard LEP Instrument hinders the ability to undertake this option.
- 2. The existing supply of caravan parks is very limited and there are unlikely to be other suitable caravan park sites in the LGA. This is due to the large site area required and the cost of land in areas with high scenic/amenity value. In order to maintain a range of accommodation options (in particular for families) it is critical that existing sites continue to be protected by inclusion within the SP3 Tourist, RE1 Public Recreation or RE2 Private Recreation zones.

6.4 SHORT-TERM RENTAL ACCOMMODATION

As noted in section 3.1, Short-term Rental Accommodation is defined in State Environmental Planning Policy (Housing) 2021 as:

short-term rental accommodation means a dwelling used by the host to provide accommodation in the dwelling on a commercial basis for a temporary or short-term period.

Since November 2021, properties have been required to be registered on the NSW Planning Portal. As indicated in section 4.2, in April 2024 there were 854 properties registered across 54 suburbs. The data shows that the average booking per premise is 35 nights for the current year.

The Planning Portal registration data for each Local Government Area (LGA) is only available to the relevant Council. To enable a comparison, in July 2022 the other 3 Illawarra Shoalhaven Councils were contacted to find out the number of registered premises in each of their LGAs. They advised that they had the following registered properties:

Short term rental accommodation - Illawarra Shoalhaven LGAs Hosted and nonhosted comparison 2022

LGA	Hosted	Non-hosted	Total
Wollongong	371	<mark>361</mark>	<mark>732</mark>
Shellharbour	94	102	<mark>196</mark>
<mark>Kiama</mark>	<mark>267</mark>	<mark>422</mark>	<mark>689</mark>
Shoalhaven	<mark>1,045</mark>	<mark>2,911</mark>	<mark>3,956</mark>

As with Wollongong, the number of premises in the other LGAs would have changed over the last 2 vears.

The Homelessness NSW dashboard enables a more recent comparison of entire properties being used for short term rental accommodation for August 2023. The data would excludes hosted properties.

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Table 6.2 Short term rental accommodation - Illawarra Shoalhaven LGAs whole property comparison 2023

LGA	No. of full properties being used for STRA in Aug 2023		unoccupied dwellings	
Wollongong	<mark>669</mark>	<mark>61%</mark>	<mark>12%</mark>	
Shellharbour	<mark>193</mark>	<mark>58%</mark>	<mark>14%</mark>	
<mark>Kiama</mark>	<mark>658</mark>	<mark>56%</mark>	39%	
Shoalhaven	<mark>4132</mark>	<mark>48%</mark>	<mark>32%</mark>	

(source: Housing and Homelessness Dashboard - Homelessness NSW)

Item 5 - Attachment 2 - Updated Tourism Accommodation Discussion Paper

The two comparisons show that Wollongong is not experience the same short term rental accommodation pressure as Kiama and Shoalhaven LGAs.

Other coastal LGAs have experienced significant growth in the short-term lettings of residential dwellings and there has been pressure placed on Council's to address associated amenity conflicts, with planning controls. Adverse amenity impacts (by way of garbage, car parking, traffic, noise, parties, anti-social behaviour etc) are sometimes attributed to short term holiday rentals due in part to the transient nature of occupants. As some properties are non-hosted, it is difficult to complain to the owner who could live in another region.

Additionally, short-term rental accommodation is having an adverse impact on the availability of long term rental accommodation in some coastal LGAs. Byron Council has received State approval to reduce the number of days a property can be used for non-hosted short-term rental accommodation in some of its residential suburbs from 180 days to 90 days, although the key tourism suburbs are not affected.

Short-term rental accommodation contribute positively to the tourism industry of a region, by providing accommodation, increasing tourist numbers, awareness and expenditure, and therefore benefit the local economy. However, they also compete with traditional forms of accommodation such as hotel and motel rooms.

As the State has enacted a State-wide approach to short-term rental accommodation there is no requirement for Council to amend or review its local planning controls.

In February 2024 the Department of Planning, Housing and Infrastructure released a discussion paper on Short and long term rental accommodation. The results of the feedback or any policy changes have not been released.

6.5 ECO-TOURIST FACILITIES

Eco-Tourism is ecologically sustainable tourism that fosters environmental and cultural understanding, appreciation and conservation. With our unique natural environment and strong tourism sector, Ecotourism presents opportunities for Wollongong. Eco-tourism includes both attractions / activities and accommodation. This report only considers accommodation.

As noted in section 4.1 of this report, the Standard LEP Instrument now includes a definition of ecotourist facilities and a mandatory clause if the use is permitted. As the use was not permissible under the Wollongong LEPs prior to the amendment to the Standard Instrument, it remains prohibited. Council is required to prepare and exhibit a Planning Proposal to make the use permissible and introduce standard clause 5.13.

In 2006, Ecotourism facilities was introduced as a use permissible with development consent in the Non urban, Residential, Business, Tourism and Environmental Protection zones of the Wollongong LEP 1990 by Amendment 235. The use was defined as:

ecotourism facility means any nature-based tourism, educational or interpretative facility that is constructed and managed so as to be ecologically sustainable and without detrimental impact on the ecology of the locality. It may include some form of guest accommodation (but not a caravan park), facilities for provision of meals and a manager's residence.

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The definition was aimed at providing eco-tourism activities and experiences, not ecotourism accommodation.

In 2007, Council approved DA-2007/360 for an ecotourism development at 98-100 Lawrence Hargrave Drive Stanwell Park, which contained 5 self-contained cabins, managers residence, multipurpose room and swimming pool. The land was zoned 7(b) Environmental Protection Conservation and is now zoned C3 Environmental Management. The development has not been constructed and has now lapsed.

In 2008, the Land and Environment Court approved DA-2007/1799 for an ecotourism facility at 2 Morrison Avenue, Coledale, which contained a manager residence, facility centre and two accommodation cabins. The land was zoned 7(b) Environmental Protection Conservation and is now zoned C2 Environmental Conservation. The facility was constructed and is known as Coledale Rainforest Retreat.

There was some also criticism that the LEP definition was too loose and the use was being used as a means to get a dwelling house approved on a 7(b) Environmental Protection zoned land, where the minimum lot size for an ecotourism facility was less than the minimum lot size required for a dwelling house.

Council needs to determine whether the use should become a permissible under the current Wollongong LEP 2009, and in which zones.

The current standard instrument definition is:

eco-tourist facility means a building or place that—

- provides temporary or short-term accommodation to visitors on a commercial basis. (a)
- (b) is located in or adjacent to an area with special ecological or cultural features, and
- is sensitively designed and located so as to minimise bulk, scale and overall physical (c) footprint and any ecological or visual impact.

It may include facilities that are used to provide information or education to visitors and to exhibit or display items.

Note-

See clause 5.13 for requirements in relation to the granting of development consent for eco-

Eco-tourist facilities are not a type of tourist and visitor accommodation—see the definition of that term in this Dictionary.

Unlike the former Wollongong LEP 1990 definition, the Standard Instrument definition is focused on providing accommodation rather than experiences. As the majority of the Wollongong LGA has been developed and serviced, there are few locations where an eco-tourist facility could establish without damaging its setting.

Clause 5.13 of the Standard LEP Instrument states:

5.13 **Eco-tourist facilities**

- (1) The objectives of this clause are as follows
 - to maintain the environmental and cultural values of land on which development for the (a) purposes of eco-tourist facilities is carried out,
 - (b) to provide for sensitively designed and managed eco-tourist facilities that have minimal impact on the environment both on and off-site.
- (2) This clause applies if development for the purposes of an eco-tourist facility is permitted with development consent under this Plan.
- The consent authority must not grant consent under this Plan to carry out development for the (3) purposes of an eco-tourist facility unless the consent authority is satisfied that—
 - (a) there is a demonstrated connection between the development and the ecological, environmental and cultural values of the site or area, and



- (b) the development will be located, constructed, managed and maintained so as to minimise any impact on, and to conserve, the natural environment, and
- (c) the development will enhance an appreciation of the environmental and cultural values of the site or area, and
- (d) the development will promote positive environmental outcomes and any impact on watercourses, soil quality, heritage and native flora and fauna will be minimal, and
- (e) the site will be maintained (or regenerated where necessary) to ensure the continued protection of natural resources and enhancement of the natural environment, and
- (f) waste generation during construction and operation will be avoided and that any waste will be appropriately removed, and
- (g) the development will be located to avoid visibility above ridgelines and against escarpments and from watercourses and that any visual intrusion will be minimised through the choice of design, colours, materials and landscaping with local native flora, and
- (h) any infrastructure services to the site will be provided without significant modification to the environment, and
- (i) any power and water to the site will, where possible, be provided through the use of passive heating and cooling, renewable energy sources and water efficient design, and
- the development will not adversely affect the agricultural productivity of adjoining land,
 and
- (k) the following matters are addressed or provided for in a management strategy for minimising any impact on the natural environment—
 - measures to remove any threat of serious or irreversible environmental damage,
 - (ii) the maintenance (or regeneration where necessary) of habitats,
 - (iii) efficient and minimal energy and water use and waste output,
 - (iv) mechanisms for monitoring and reviewing the effect of the development on the natural environment.
 - (v) maintaining improvements on an on-going basis in accordance with relevant ISO 14000 standards relating to management and quality control.

The definition and standard clause do not provide any guidance on the scale (size) of an eco-tourism facility meaning it could apply to anything ranging from a single building to a large resort.

It may be appropriate that the land use tables not be amended to permit the use with development consent in any zone. Rather the definition and clause remain available for consideration as part of any site specific proposal.

6.6 GUEST HOUSES

Historically there were many guest houses in the LGA, often close to railway stations, including Seaview Guest House at Bulli (demolished) and Railway Guest House at Bulli (now a licenced venue – Resin Brewery).

Some places called *Guest houses* provide shared accommodation or are boarding houses, and don't provide accommodation for visitors.

Guest houses are not defined in the Standard LEP instrument and therefore not listed in Council's LEP. It is considered that a "guest house" definition would be beneficial to provide a use that is larger than a Bed and Breakfast (3 bedrooms) and smaller than hotel or motel accommodation. There are numerous guest houses in locations such as the Southern Highlands and Blue Mountains, the majority of which would have been established prior to the Standard LEP Instrument. Under the current LEP they would need to be defined as hotel or motel accommodation.

An internet search comes up with a variety of guest house definitions and explanations:



- A small hotel, or a small house in the grounds of a large house, where visitors/guests can stay (Collins dictionary and Oxford dictionary)
- A small hotel or private home where people can pay to spend the night (Macmillian dictionary)
- A guesthouse is traditionally a small, privately owned homestead that rents out its rooms at a daily
 rate. A guesthouse will also have fewer rooms than a hotel, usually anything from 4-10 rooms. A
 hotel is often a larger establishment that is corporately owned. (Evertsdal guest house South
 Africa) (https://evertsdal.com/what-is-the-difference-between-a-hotel-and-a-guesthouse/)
- A guesthouse is generally a larger property with more than 5 bedrooms. It's basically a small hotel and are usually owner-operated. The host might live on the premises. A bed and breakfast is generally smaller than a guest house, and normally accommodate no more than 6 guests. (https://cheaphotels4uk.com/bb/difference-breakfast-guesthouse.html)

As noted in section 6.1, the Wollongong LEP 2009 could be amended to include a new land use definition of 'guest house' which would be based on the definition of hotel and motel accommodation but have a capacity set in clause 5.4 of Wollongong LEP 2009. However, the Standard LEP Instrument hinders the ability to undertake this option.

6.7 FARM STAY ACCOMMODATION

Farm stay accommodation is permitted in the rural zones. In March 2021, the NSW Department of Planning, Industry and Environment published a draft Explanation of Intended Effect (EIE) on Agritourism and small-scale agriculture development, part of which seeks input on whether the definition of farm stay accommodation should be amended.

In October 2022 the (then) NSW Department of Planning and Environment amended the Standard LEP Instrument and State Environmental Planning Policy (Exempt and Complying Development) 2008 to include farm stay accommodation. Farm stay accommodation is defined as:

a building or place-

- (a) on a commercial farm, and
- (b) ancillary to the farm, and
- (c) used to provide temporary accommodation to paying guests of the farm, including in buildings or moveable dwellings.

The SEPP enables the use to now permitted as exempt development or complying development, as summarised in the following table.

Activity	Exempt development	Complying development
Farm stay accommodation	 Permitted in RU1, RU2, RU4 zones and in other zones where agriculture, extensive agriculture, intensive livestock agriculture and intensive plant agriculture are permitted. Maximum 20 guests in tents, caravans and campervans. Maximum 6 caravans and campervans. Maximum 21 consecutive days of stay. Minimum landholding of 15ha for camping/caravans. Use up to 60m2 gross floor area of an existing residential accommodation or manufactured home. Off street parking. 	Permitted in RU1, RU2, RU4 zones where farm stay accommodation is permitted under the LEP. Maximum 6 buildings on the landholding. Maximum 21 consecutive days of stay. Minimum landholding size of 15ha (new buildings). Maximum 60m2 gross floor area for a new building or use up to 60m2 of an existing building. Use up to 25m2 of an existing building to provide communal amenities or facilities. Off street parking.



(DPIE 2021)

During the exhibition of the draft SEPP, Council officers expressed concern about the proposed changes, especially allowing 20 persons to camp on rural properties for upto 14 days at a time as exempt development. The 10-20+ hectare rural properties in Wollongong are not the same as the large rural properties in Western NSW. While friends and family camping on a property during summer is acceptable, the proposal to allow commercial year round camping without approval was not considered appropriate and would not provide community input via a Development Application exhibition process.

No approval from Council would be required. Adjoining landowners would not be notified. Council does not have the resources to check on whether a tent/caravan is being occupied and for how long someone is staying. It also doesn't address how is waste managed in unsewered locations.

Dwellings on rural properties can also be used for short-term rental accommodation.

Since 2014 Council has considered 2 Development Applications for Farm stay accommodation:

- in 2014, Council approved the use of an existing dwelling on a property zoned C3 Environmental Management at Stanwell Tops
- in 2019, an application was withdrawn for the construction of a farm stay accommodation on a property zoned C3 Environmental Management at Wombarra, where there was no existing dwelling house or agricultural activity.

There has been no DAs for farm stay accommodation on rural zoned land.

To avoid further instances of the farm stay accommodation use, being a means to get a dwelling house approved on an C3 Environmental Management property, it may be appropriate that the use be removed from the land use table.

6.8 COUNCIL AND CROWN LAND

Council owns 2,244 lots which cover an area of 3,066 hectares of land within the Wollongong LGA. This represents 4% of the LGA. The majority of Council land is parks, sportsfields, drainage reserves and bushland. Council also owns community buildings, libraries, works depots, and the waste depot.

In terms of land zoned SP3 Tourist, Council owns the Mt Keira Summit Park (zoned SP3 and C2).

Within the Wollongong LGA there is also some land owned by the State Government that is zoned for tourism. The Crown Reserves of Bulli Tops Gateway Centre, Cliffhanger and Sublime Point at Bulli Tops are zoned SP3 Tourist and part C2 Environmental Conservation. The SP3 Tourist zone permits camping at these locations, however the Reserve purpose does not currently permit the use. Council is in the process of preparing Plans of Management for the three Crown Land Reserves.

The three Council run Tourist Parks (Windang, Corrimal and Bulli) are located on Crown Reserves. The three Tourist Parks are an important component of the available tourism accommodation, providing powdered and unpowered camping and caravan sites.

In addition to planning controls under the *Environmental Planning and Assessment Act 1979*, Council land and Crown Reserves (where Council is the Crown land manager) has an extra layer of control that governs land uses, activities, management, leases and licences.

Council and Crown land (where Council is the Crown land manager) is required to be classified as either Community Land or Operational Land under the *Local Government Act 1993* and *Crown Land Management Act 2016*, respectively. Community land is required to be categorised as either Park, Sportsground, General Community Use, Area of Cultural Significance, or Natural Area.

Any Council and Crown Community land that is classified as Community Land is also required to be subject to a Plan of Management. Council has prepared a number of Plans of Management for Council land. The draft Community Land Plan of Management for Council land does proposed to enable temporary camping on Council land, to support events and festivals.

Council is in the process of preparing Plans of Management for Crown Land Reserves, where Council is the Crown Land Manager.

The large area of SP3 Tourist land on the foreshore of Lake Illawarra at Kully Bay, Warrawong, was previously managed by the Lake Illawarra Authority and is currently managed by Property NSW. It is



not a Crown Reserve or Council land which means it is not managed under the *Crowns Lands Management Act 2016* or *Local Government Act 1993*. The southern car park has become a popular free camp / caravan stay area. The car park does not have any amenities, with visitors relying on being self-sufficient or using the nearby take-away food establishments.

6.9 DCP CONTROLS

The Wollongong DCP 2009 does not provide many specific land use development controls for tourism accommodation. Chapter C4 applies to development applications for Caravan Parks, Camping Grounds and Manufactured Home Estates. Provisions in other chapters would apply depending on the land zoning (eg chapter B4 Development in Business Zones) or the locality (eg Chapter D13 Wollongong City Centre). Additionally, provisions in a number of City wide chapters would be relevant, eg C1 Access for People with a Disability, C3 Car Parking and Access, E6 Landscaping, E7 Waste Management and others may be relevant depending on the location eg C10 Aboriginal heritage, C11 Heritage Conservation, C13 Floodplain management and C16 Bush Fire management.

In terms of car parking, Chapter C3 specifies the following rates:

Land Use	Car Parking Requirements	Bicycle Parking	Motorcycle Parking	Delivery / Service Truck
Euria 030	car ranking requirements	Requirements	Requirement	Requirement
Backpackers accommodation	City wide: 1 car parking space per 2 staff plus 1 car parking space per 5 beds	1 bicycle space per 5 beds plus 1 car parking space per staff member	1 motor cycle space per 25 car parking spaces	NA
Bed and breakfast accommodation	City wide: As per dwelling house plus 1 car parking space per guest bedroom	NA	1 motor cycle space per 10 guest bedrooms	NA
Tourist and visitor accommodation	City wide: 1 car parking space per 2 staff members plus 1 car parking space per apartment / unit	NA	1 motor cycle space per 10 apartments / units	Small Rigid Vehicle
Hotel or motel accommodation	City wide: 1 car parking space per 2 staff members plus 1 car parking space per unit / apartment Wollongong City Centre: 1 car parking space per 4 staff plus 1 car parking space per motel unit or 0.5 car parking space per hotel unit / apartment Zones E2 Commercial Core and MU1 Mixed Use in Wollongong city centre (as per WLEP): 1 car parking space per 40m2 GFA, where the hotel or motel accommodation is not strata subdivided	NA	1 motor cycle space per 25 car parking spaces	>15 units/ apartments – Large Rigid Vehicle



Land Use	Car Parking Requirements	Bicycle Parking Requirements	Motorcycle Parking Requirement	Delivery / Service Truck Requirement
	If a restaurant is included in the hotel / motel which is available to the general public, then an additional 15 car parking spaces per 100m2 GFA of the restaurant shall be included			
Caravan park	City wide: 1 car parking space per site Note: In accordance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005	NA	NA	Large Rigid Vehicle (Waste collection trucks and Coaches)

Car parking can add to the cost of the development. Although the Illawarra Rail line services the Wollongong LGA, the train service is not fully utilised due to the hourly servicing timetable, and the lack of other modes of transport to connect visitors from stations to your accommodation especially in the northern suburbs. Accordingly, there is a reliance on travel by car and therefore the need for parking.

A review of the recent Development Applications approvals for hotels in the City Centre found that the car parking rate was complied with and variations not sort.

There has been some confusion as to whether the Tourist and Visitor Accommodation rate or the Hotel and Motel Accommodation rate applies to hotel development. The use specific rate should be applied. The Tourist and Visitor Accommodation use should be updated to indicate it excludes the more specific rates.

Within the Wollongong City Centre the cost of excavating basement car parking is expensive and can affect the feasibility of a development.

Conversely, many visitors drive to Wollongong and want parking at or close to where they are staying. A lower car parking rate in locations close to rail stations (with frequent train services) could be considered.

6.10 ATTRACTIONS

The attractions that drive people to visit a location are varied and changing. People go to destinations for a specific activity e.g.. the beach, bushwalks, conferences, shopping, events, festivals and then look for somewhere to stay.

Conversely, we are seeing a rise in boutique and destination accommodation offers within Australia and NSW such as The Calile Hotel in Brisbane, Paramount Hotel in Surry Hills and Paperbark Camp in Jervis Bay where people are seeking out that particular accommodation experience, which is further supported by surrounding restaurants, bars and cultural venues.

Some of the main attractions in the Wollongong LGA include

Natural attractions:

- Beaches and foreshore parks and picnic areas
- Lake Illawarra
- Natural bushland of the Illawarra Escarpment and the National Parks
- Illawarra Escarpment lookouts
- · Coastal rockpools



Wollongong Botanic Garden

Things to do and see:

- Symbio Wildlife Park
- Otford Farm horse riding
- Sky Dive the Beach
- Australian Motorlife Museum at Kembla Grange
- Nan Tien Temple
- Sri Venkateswara Temple
- Sea Cliff Bridge
- Grand Pacific Walk
- Events at WIN Stadium and Wollongong Entertainment Centre
- Events at Illawarra Performing Arts Centre (IPAC) and Wollongong Town Hall
- Events at Anita's Theatre at Thirroul and community theatres
- Inside industry Steelworks and Working Port tours
- Kembla Grange Racetrack
- Dapto Dogs
- Wollongong lighthouses
- Small bars, cafes and restaurants
- Music festivals and venues
- Mountain Biking

Popular attractions in nearby LGAs, include the Jamberoo Action Park, Historical Aircraft Restoration Society (HARS) at Shellharbour Airport and the Illawarra Fly Treetop Walk.

Wollongong does not have an international / bucket list attraction like the Great Barrier Reef, Uluru or the Sydney Opera House. Although post-COVID that may not be a bad thing. Destinations that have relied on international visitors, such as Far North Queensland, have been hit hard by the COVID boarder closures. Whereas, the variety of attractions in Wollongong, proximity to Sydney and predominately a domestic tourism market the COVID impacts, while significant, have not been as great as other regions.

The on-going promotion of existing attractions will increase visitor numbers and the length of stay. Tourism attraction uses also require planning approval through the lodgement and assessment of development applications. The permissibility will depend on the proposed use and the zoning and other planning controls and constraints applying to the land.



7. FINDINGS

A summary of the findings of this review is presented below:

- 1. Wollongong has strong day visit appeal, due to its close proximity to Sydney, relying heavily on beaches and scenic drives/lookouts.
- Most overnight visitors to the Illawarra domestic visitors.
- 3. The main purposes of travel to Wollongong are 'visit relatives/friends' and 'holiday/leisure'. Education is also a major reason for travel to Wollongong.
- 4. The choice and usage of hotel and motel accommodation is significantly lower than State and National averages.
- 5. The Backpacker market is negligible, however other budget offers are available.
- 6. Intensity of accommodation is concentrated in and around the Wollongong City Centre.
- There is an absence of accommodation in the southern suburbs. Accommodation in the northern suburbs comprises of mainly bed and breakfast establishments.
- 8. There is a need to attract more domestic and international overnight visitors to Wollongong throughout the year, to make additional accommodation feasible.

The next steps in the review are:

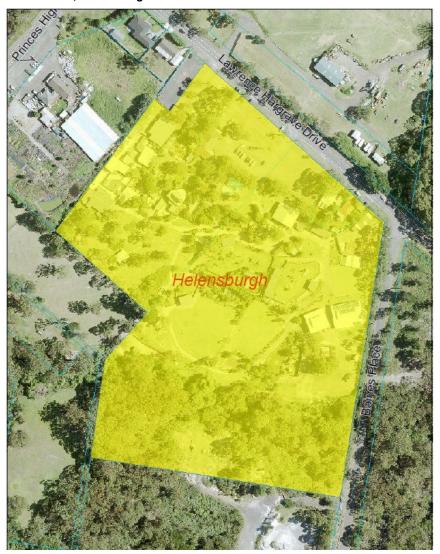
- · Community and tourism industry input into the review
- · Update and finalise the Discussion paper
- Prepare a draft Tourism Accommodation Strategy
- · Exhibit the draft Strategy
- Finalise the Strategy
- Implement the strategy recommendations through amendments to the Wollongong LEP 2009, Wollongong DCP 2009 and other documents



APPENDICIES

APPENDIX 1 - SP3 TOURIST ZONES SITES

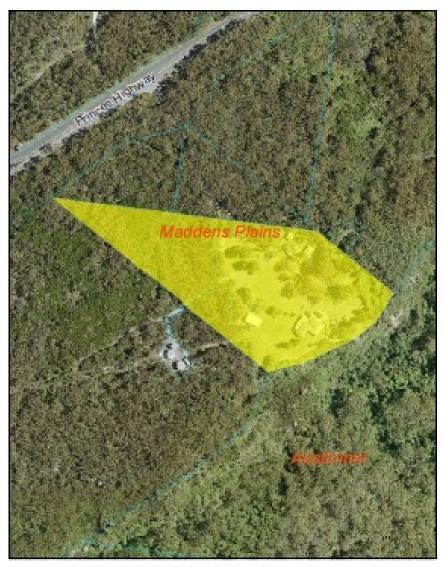
Symbio Wildlife Park, Helensburgh



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lots 1000, 1001, 1002, 1003 DP 870352	66168.1m ²	9m	Not mapped	Symbio Wildlife Park 2 dwelling houses	Private ownership
7-15 Lawrence Hargrave Drive, HELENSBURGH					



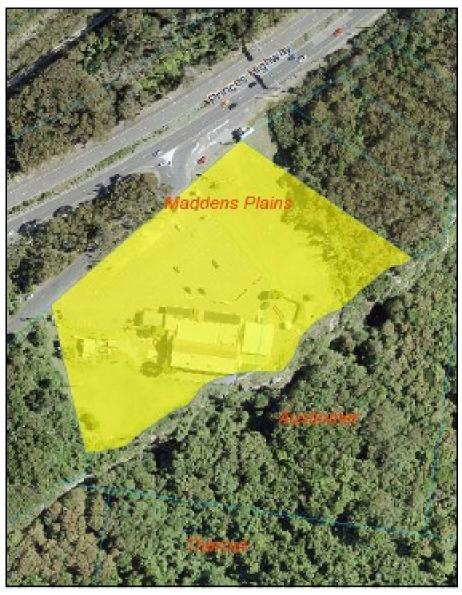
Sublime Point, Maddens Plains



Site	Approximate Area	Max Building height	Floor Spac e Ratio	Land Use/s	Ownership
Lot 31 DP 1083116 Lot 32 DP 1083116 MADDENS PLAINS (Sublime Point)	33403 m²	9m	0.5:1	Sublime Point Lookout and amenities - picnic shelters, BBQs, bathrooms Sublime Point restaurant and café - single storey brick structure including manager's residence Telecommunications facility	Lot 31 - Wollongong City Council (WCC) Lot 32 - The State of NSW – Crown Land managed by Wollongong City Council - Bulli Pass Scenic Reserve Trust



Panorama House, Maddens Plains



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 1s & 2 DP 538828 MADDENS PLAINS (Panorama House)	16767m²	9m	0.5:1	Panorama House Restaurant and Function Centre Motel Telecommunications tower	Private ownership



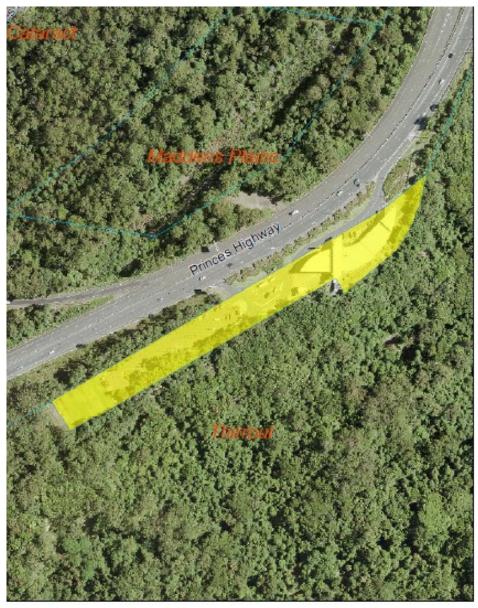
Cliffhanger Café/Restaurant and Lookout, Maddens Plains



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 7004 DP 92952 Princes Highway MADDENS PLAINS	7905m²	9m	05:1	Cliffhanger café/restaurant and function centre, car park, lookout and amenities (bathrooms, picnic area)	The State of NSW – Crown Land managed by Wollongong City Council



Gateway Centre and Bulli Pass Scenic Reserve, Bulli Tops



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lots 1 & 2 DP 1083121 Princes Highway BULLI TOPS (Gateway Centre and Bulli Pass Scenic Reserve)	10847m²	9m	Lot 1 0.5:1 Lot 2 no mapped maximum height	Gateway Tourist Office Restaurant Lookout	The State of NSW – Crown Land managed by Wollongong City Council



Headlands Hotel site, Austinmer



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lots 100 & 101 DP 1212173, Not Formed road and part Headland Avenue Headlands Avenue AUSTINMER (Headlands Hotel site)	6844m² (Lot 100 & 101) 9970.8 m² Including not formed road and part Headland Avenue	Lot 100 9 m & 15 m Lot 101 9 m & 3 m	1.5:1	Headlands Hotel - pub and bistro/restaurant. Accommodation	Private ownership

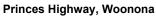






Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 173 DP 728053 Part of Lots 1 & 3 DP 197758 Part of Lots 4 & 5 DP 1129987 Farrell Road BULLI (Bulli Tourist Park)	43064m² (approximate ly)	9m	0.5:1	Bulli Tourist park, caravans, camping and cabin accommodation and associated facilities including, function/conference room	The State of NSW – Crown Land managed by Wollongong City Council







Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 1 DP 830398 429-431 Princes Highway WOONONA	2263m²	11m	1.5:1	Vacant	Private ownership
Part of Lot 1 DP 1172253 417-421 Princes Highway WOONONA	330.5m²	11m	1.5:1	Two storey commercial development – under ground parking and out building	Private ownership
Part of Lot 2 DP 830398 455-459 Princes Highway WOONONA (RSL Club)	15034m²	11m	1.5:1	Woonona Bulli Memorial RSL & carpark & Youth Centre	Woonona Bulli RSL Memorial Club Limited



Corrimal Tourist Park Murray Road, East Corrimal



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Part of Lot 174 DP 728054 Murray Road EAST CORRIMAL	101141m ²	9m	0.5:1	Corrimal Tourist Park: Caravan, camping and cabin accommodation and BBQ areas and kiosk	The State of NSW – Crown Land managed by Wollongong City Council



Pioneer Road, Fairy Meadow



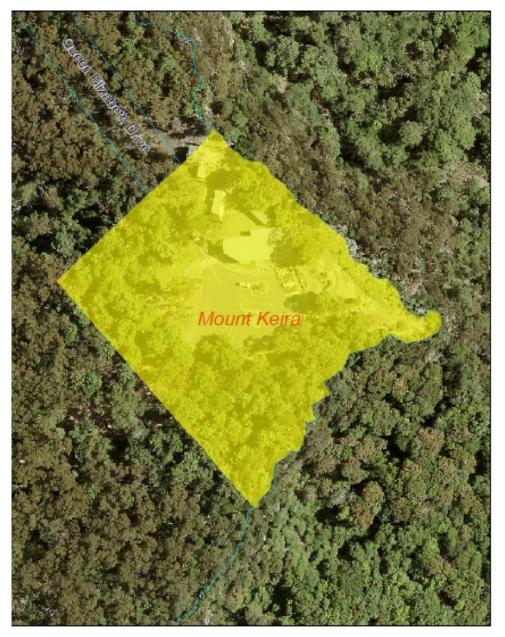
Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 2001 DP 1102607 170 Pioneer Road FAIRY MEADOW (Towradgi Beach Hotel)	17340m²	9m	1.5:1	Towradgi Beach Hotel: pub & beer garden, playground, restaurant, function room, large car park	Private ownership



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
				Waves Nightclub Motel	
Lot 107 DP 613634 Pioneer Road FAIRY MEADOW	3800m²	9m	1.5:1	Drive-through bottle-shop and car park	Private ownership
Lot 1 DP1150670 19 Carters Lane FAIRY MEADOW (former Leisure Coast Motel site)	4540m²	9m	1.5:1	Motel - Pioneer Sands and associated commercial facilities (approved DA-2006/151) containing 45 rooms	Private ownership
Lot 2 DP1150670 19-27 Carters Lane FAIRY MEADOW (former Leisure Coast Motel site)	6081m²	9m	1.5:1	4 Residential apartments buildings (approved as part of DA- 2004/857)	Private ownership
Lot 2 DP 863756 201 Pioneer Road FAIRY MEADOW (Wollongong Surf Leisure Resort)	121700m²	9m	0.5:1	Wollongong Surf Leisure Resort - cabins, caravan and camping sites and associated facilities: Function centre with commercial kitchen, but not a restaurant. McKeon's Swim School Over 50's residential development along eastern edge of resort	Wollongong City Council (land & buildings owner). The WSLR business and all self-contained tourism cabins are privately owned



Mount Keira Summit Park, Mount Keira



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Part of Lot 1 DP 875991 Queen Elizabeth Drive MOUNT KEIRA (Mt Keira Summit Park)	13289m²	9m	0.3:1	Container kiosk Lookout Telecommunication tower	Wollongong City Council







Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 1 DP 839750	9159 m²	11m	1.5:1	Hellenic club	Wollongong
Lot 2 DP 839750	1877 m²				Hellenic Club
Lot 3 DP 788652	1842 m²			food and drink	Limited
Lot 4 DP 788652	1903 m²			premises	
Lot 5 DP 788652	1780 m²			Figtree Cellars	Private
Lot 6 DP 788652	2234 m²				ownership
Part of Lot 45 DP 847121	1890 m²			Medical Practice	
Part of Lot 6 DP 1136414				Apartments -	
Part of Lot 5 DP 1136414	1580 m²			Residential housing	Private
47-59 Princes Highway					ownership
WEST WOLLONGONG	732 m²			Community health	
1-9 Princes Highway				centre	Wollongong City
FIGTREE					Council

131 and 111 Princes Highway, Figtree





Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 1 DP 782774 131 Princes Highway FIGTREE	10225m²	9m	1.5:1	Bus depot	Private ownership
Lot 1 DP 227479 Lot 1 DP 782774 111 Princes Highway FIGTREE	11550m² 10370 m²	9m	1.5:1	Motel - Sovereign Inn Light industrial	Private ownership Private ownership
Woodrow Place				Road	Wollongong City Council

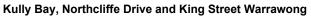


Central Road, Unanderra



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 494 DP 31905	613m²	15m	1.5:1	Unanderra Fire and	NSW Fire and
80 Central Road				Rescue Station	Rescue
UNANDERRA					
Lot 1 DP 720922	15074m²	15m	1.5:1	Western Suburbs	Wests Illawarra
Lot 206 DP 521643				Leagues Club	Leagues Club
Lot 1 DP 241842				(Wests Illawarra) (2 -3 storey structure)	
Lot 1 DP 729171				-5 storey structure)	
Lot 1 DP 205003					
Lot 1 DP 657222					
Lots 1-9 DP 203572					
Lot 1 DP 244201					
Lot 493 DP 31905					
Central Road					
UNANDERRA					







Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Part Lot 7 DP 241845 Northcliffe Drive WARRAWONG (Kully Bay Park)	4168 m²	20m	1.5:1	Kully Bay Oval (football field) Cycleway Wetlands Open space Car park	Property NSW
Part Lot 3 DP 1154074	137109 m2	20m	1.5:1		Property NSW
Part Lot 8 DP 218305 King Street WARRAWONG	691 m²	20m	1.5:1	Very small parcel of land zoned SP3. Vegetated, split zone - C2	Property NSW
Lot 1 DP 438328 Lot 1 DP 439900 King Street WARRAWONG	708 m ² 37.9 m ²	20m	1.5:1	Small parcel of land on corner of King Street and Northcliffe Drive. Infrastructure. Fenced.	Sydney Water



Golf Place and Windang Road, Primbee



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Pt Lot 72 DP 14502 Pt Lot 73 DP 14502 43-45 Windang Road PRIMBEE	1391m² 1720	9m	1.5:1	Accommodation forming part of Comfort Inn Fairways Resort	Private ownership



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 47 DP 14502 22 Golf Place PRIMBEE	910.5m²	9m	1.5:1	Residence 1 storey	Private ownership
Lot 1 DP 771907 24 Golf Place PRIMBEE	6423.3m²	9m	1.5:1	Comfort Inn Motel - 2 storey brick structures Conference room	Private ownership
Lot 46 DP 14502 20 Golf Place PRIMBEE	746m²	9m	1.5:1	Residence 1 storey	Private ownership
Lot 45 DP 14502 18 Golf Place PRIMBEE	525m²	9m	1.5:1	Residence 1 storey	Private ownership
Lot 1 DP 1093756 Windang Road PRIMBEE	8615m²	9m	1.5:1	Vacant land	Illawarra Retirement Trust
Lot 2 DP 1093756 Port Kembla Golf Club 30 Golf Place PRIMBEE	14087m²	9m	1.5:1	Golf course	Private ownership
Lot 106 DP579950 Corner Windang Road and Golf Place PRIMBEE	427m²	9m	1.5:1	Vacant land	Wollongong City Council



Windang Road, Windang



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 301 DP 774061 Unnamed Road 4 (access road for CDEP nursery)	5189m²	9m	1.5:1	Vegetated, mapped as containing EEC.	Wollongong City Council



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
WINDANG (land opposite south-east corner of Golf Course)					
Lot 140 DP 726746 Lot 303 DP 774061 Windang Road WINDANG (land behind Driving Range)	9046 m² 10400 m²	9m	1.5:1	Cleared land as well as vegetation to east	Lot 140 - Illawarra Local Aboriginal Land Council Lot 303 - Wollongong City Council
Lot 75 DP 233101 Lot 74 DP 233101 71-81 Windang Road , 83-91 Windang Road WINDANG (Driving Range)	30900 m ² 37530 m ²	9m	1.5:1	Port Kembla Driving Range, including front office, 1 storey structure Mini golf	Wollongong City Council
Lot 157 DP 823249 Windang Road WINDANG (unformed Boundary Road, behind Driving Range)	9180m²	9m	1.5:1	Cleared, pockets of vegetation	The State of NSW – Crown Land managed by Wollongong City Council
Lot 135 DP 726745 Lot 156 DP 823249 Windang Road WINDANG (land behind Boundary Road)	24080 m ² 25750 m ²	9m	1.5:1	Vacant land, some parts vegetated	Illawarra Local Aboriginal Land Council
Lot 501 DP 809609 Kruger Avenue WINDANG	18300m²	9m	1.5:1	Cleared land/swamp.	Private ownership



Lake Illawarra Hotel site, Windang Road, Windang



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 1 DP 657240	5749m²	9m	1.5:1	Lake Illawarra Hotel	Private
193-197 Windang Road				Bottle shop	ownership
WINDANG					



Cedar Avenue and Judbooley Parade, Windang



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 1 DP 19359	474m²	9m	1.5:1	Brick 1 storey	Windang Bowls
15 Cedar Avenue				residence	Club Limited
WINDANG					



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 2 Sec 1 DP 19359 13 Cedar Avenue WINDANG	474m²	9m	1.5:1	Brick 1 storey residence.	Windang Bowls Club Limited
Lot 3 Sec 1 DP 19359 11 Cedar Avenue WINDANG	474m²	9m	1.5:1	Weatherboard 1 storey residence	Windang Bowls Club
Lot 4 Sec 1 DP 19359 9 Cedar Avenue WINDANG	474m²	9m	1.5:1	Brick 1 storey residence.	Windang Bowls Club
Lot 5 Sec 1 DP 19359 7 Cedar Avenue WINDANG	474m²	9m	1.5:1	Appears to be vacant lot.	Windang Bowls Club
Lot 6 Sec 1 DP 19359 5 Cedar Avenue WINDANG	474m²	9m	1.5:1	Fibro 1 storey residence.	Private ownership
Lot 7 Sec 1 DP 19359 3 Cedar Avenue WINDANG	474m²	9m	1.5:1	Fibro 1 storey residence.	Windang Bowls Club
Lot 8 Sec 1 DP 19359 1 Cedar Avenue WINDANG	474m²	9m	1.5:1	Vacant/informal parking	Private
Lot 2 DP 9944 15 Judbooley Parade WINDANG	746m²	9m	1.5:1	Vacant lot.	Wollongong City Council
Lot 101 DP 1195639 17 Judbooley Parade WINDANG	555m²	9m	1.5:1	2 storey brick units	NSW Trade & Investment Crown Lands
Lot 102 DP 1195639 17a Judbooley Parade WINDANG	134 m²	9m	1.5:1	Vacant	NSW Trade & Investment Crown Lands



Windang Tourist Park Fern Street, Windang



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 133 DP 728047 Fern Street WINDANG	38490m²	9m	0.5:1	Windang Tourist Park - cabins, caravan and camping accommodation	The State of NSW – Crown Land managed by Wollongong City Council



Dandaloo Hotel/Motel Kanahooka Road, Brownsville



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 8 DP 560853 336 Kanahooka Road BROWNSVILLE	19360m²	9m	0.5:1	Dandaloo Hotel/Motel. Drive- through bottle shop, function room, playing field behind. Car park	Private ownership



Yallah Roadhouse Princes Highway, Yallah



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 1 DP 156657 Princes Highway YALLAH (Yallah Roadhouse)	5968m²	9m	0.5:1	1 storey structure – Place of Worship and café (former Yallah Woolshed). 1 storey residence - Yallah House bed and breakfast	Private ownership



Macquarie Place Haywards Bay



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 101 DP 1070495 2 Macquarie Place HAYWARDS BAY	3530m²	9m	0.5:1	Service Station	Private ownership
Lot 102 DP 1070495 6 Macquarie Place HAYWARDS BAY	2517m²	9m	0.5:1	Food and drink premises	Private ownership



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 1103 DP 1138959 10 Macquarie Place HAYWARDS BAY	3455m²	9m	0.5:1	Hungry Jacks	Private ownership
Lot 1104 DP 1138959 14 Macquarie Place HAYWARDS BAY	2728m²	9m	0.5:1	Vacant Land	Private ownership
Lot 1105 DP 1138959 18 Macquarie Place HAYWARDS BAY	2775m²	9m	0.5:1	Vacant Land	Private ownership
Lot 108 DP 1070495 1 Macquarie Place HAYWARDS BAY	1639m²	9m	0.5:1	Vacant Land	Private ownership
Lot 107 DP 1070495 1 Macquarie Place HAYWARDS BAY	2958m²	9m	0.5:1	Childcare Centre	Private ownership
Lot 106 DP 1070495 11 Macquarie Place HAYWARDS BAY	2130m²	9m	0.5:1	Vacant Land Approved child care DA-2015/1661	Private ownership
Lot 1106 DP 1138959 22 Macquarie Place HAYWARDS BAY	7812m²	9m	0.5:1	As above.	Private ownership



Crown and Harbour Streets, Wollongong



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 143 DP 786508 Lot 101 DP 872951 Lot 1 DP 1091530	8693m ² 43800 m ² 701 m ²	24/32m 24/32/ no height 24m/no height	No mapped FSR	WIN Entertainment Centre and WIN Stadium Five Islands Brewery and restaurant/bar	Illawarra Venues Authority



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 7 DP 1091530	198 m²	No height			
Lot 6 DP 1091530	5 m²	No height			
9-11 Crown Street					
WOLLONGONG (WIN					
Entertainment Centre/WIN Stadium)					
Pt1 Lot 2 DP 1178194	3.49 m²	48m	1.5:1	WIN Entertainment	WCC
Lot 2 DP 1178194	1016	40111	1.5.1	Centre and WIN	VVCC
Lot 2 Harbour Street WOLLONGONG				Stadium	
Lot 96 DP 751299	500m²	No	No	Small triangular	The State of
9-11 Crown Street		mapped	mapped	parcel of Crown	NSW – Crown
WOLLONGONG (Marine		height	FSR	land adjacent to stadium containing	Land managed
Drive Reserve)				cycleway	by Wollongong City Council
Lot 90 DP 1024782	715m²	32m	No FSR	Block of flats,	Private
10 Crown Street				heritage item of	ownership
WOLLONGONG				local significance under WLEP 2009	
Lot 10 DP 8952	715 m²	32m	No FSR	3 unit blocks, 3	NSW Land and
Lot 11 DP 8952	715 m²	32m		storeys. John	Housing
Lot 1 DP 19434	449 m²	24m		Curtin flats.	Corporation
Lot 2 DP 19434	436 m²	24m			
12-16 Crown Street					
WOLLONGONG					
Lot 8 DP 8952	715m²	32m	No FSR	City Beach Motel (2	Private
22 Crown Street				storeys)	ownership
WOLLONGONG					
Lot 106 DP 751299	25m²	32m	No FSR	Substation	Endeavour
Harbour Street					Energy Australia
WOLLONGONG					



Novotel Northbeach hotel, Cliff Road North Wollongong



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownership
Lot 1 DP 793327 2-14 Cliff Road NORTH WOLLONGONG	7784m²	24m	3:1	Novotel Northbeach hotel	Private ownership



Pt Lot 501 DP 112361, Tallawarra



Site	Approximate Area	Max Building height	Floor Space Ratio	Land Use/s	Ownershi p
Pt Lot 501 DP 1129361 TALLAWARRA	24835m ²	9m	0.5:1/no mapped FSR	The land is currently vacant but its future is subject to a determination of a Major Project applying to the land (MP-2009/131 - new subdivision incorporating residential, commercial, retail, industrial, public open space and environmental management precincts).	Energy Australia



APPENDIX 2 - LIST OF TOURIST ACCOMMODATION FACILITIES

Where current land uses are not consistent with their land use (they may have been approved/permissible under previous environmental planning instruments), redevelopment for the same purpose may be permissible under existing use rights however development potential and intensification will be strictly limited.

(Note: there maybe additional establishments not listed, or some establishments may have closed. Any updates or corrections are welcome). (Green highlight indicates updates made as a consequence of the 2021 exhibition)

Chulo	Nama	Suburb	Number of	Canasity	Powered	Unpowered	No Cabins	Total cabin
Style	Name	NORTH	rooms	Capacity	sites	sites	Cabins	capacity
Hotels and Motels - Budget Motel	Beach Park Motel	WOLLONGONG	18	51				
Hotels and Motels - Budget Motel	Berkeley Hotel	BERKELEY	13	24				
Hotels and Motels - Budget Motel	Boat Harbour Motel	WOLLONGONG	42	120				
Hotels and Motels - Budget Motel	Nightcap at The Charles Hotel	FAIRY MEADOW	13	34				
Hotels and Motels - Budget Motel	Cabbage Tree Motel	FAIRY MEADOW	36	120				
Hotels and Motels - Budget Motel	Golf Place Inn (formerly Comfort Inn Fairways)	PRIMBEE	30	90				
9	Downtown Motel	WOLLONGONG	30	60				
Hotels and Motels - Budget Motel	Keiraview	WOLLONGONG	30	60				
Hotels and Motels - Student	Accommodation	WOLLONGONG	24	76				
Hotels and Motels - Mid Market	Totto (formerly UOW, Ibis Wollongong)	WOLLONGONG	150	375				
Hotels and Motels - Budget Motel	Nan Tien Temple Pilgrim Lodge	BERKELEY	95	300				
Hotels and Motels - Budget Motel	Normandie Inn	NORTH WOLLONGONG	17	39				
Hotels and Motels - Hotel 4-4.5 star	Novotel Wollongong Northbeach	WOLLONGONG	204	671				
Hatala and Matala Dudwet Matal	Soloman Inn (formerly Sovereign	FIGTREE		420				
Hotels and Motels - Budget Motel	Motel)	FIGTREE	55	132				
Hotels and Motels - Budget Motel	Thirroul Beach Motel	THIRROUL	20	63				<u> </u>



			Number					Total
Style	Name	Suburb	of rooms	Capacity	Powered sites	Unpowered sites	No Cabins	cabin capacity
	Comfort Inn -							
	Towradgi Beach	EAID\(A4EADO\A4						
Hotels and Motels - Budget Motel	Hotel	FAIRY MEADOW	9	35				
Hotels and Motels - Budget Motel	Elsinor Motor Inn	BROWNSVILLE	25	70				
Hotels and Motels - Budget Motel	The Windmill Motel	WOONONA	31	90				
Listala and Matala Mid Maniat	Quality Suites	TOWDADOL	45	400				
Hotels and Motels - Mid Market	Pioneer Sands Dandaloo Hotel	TOWRADGI	45	138				
Hotels and Motels - Budget Motel	Motel	BROWNSVILLE	28	98				
The total and th	Surfside 22 (formerly	2.101111011222		33				
Hotels and Motels - Boutique	City Beach Motel)	WOLLONGONG	16	64				
Hotels and Motels - Budget Motel	Harp Hotel	WOLLONGONG	21	46				
Hotels and Motels - Budget Motel	Flinders Motel	WOLLONGONG	63	141				
Hotels and Motels - Mid Market	Coniston Hotel	CONISTON	20	40				
Hotels and Motels - Budget Motel	Dicey Riley's Hotel	WOLLONGONG	15	24				
Hotels and Motels - Budget Motel	Piccadilly Motor Inn	WOLLONGONG	33					
Hotels and Motels - Hotel 4-4.5	Sage (formerly							
star	Chifley)	WOLLONGONG	166	336				
	Best Western City							
	Sands - Wollongong	WOLLONGONO	00	0.4				
Hotels and Motels - Mid Market	Golf Club	WOLLONGONG	22	84				
Hotels and Motels - Budget Motel	The Beaches Hotel	THIRROUL	16	32				
Hotels and Motels - Luxury Boutique	Tumbling Waters Retreat	STANWELL TOPS	5	10				
Hotels and Motels - Luxury	Coledale Rainforest	STAINWELL TOTO	3	10				
Boutique	Retreat	COLEDALE	2	10				
'	Heart and Soul							
	Retreat (Govinda							
	Valley Spiritual							
Hotels and Motels - Boutique	Centre)	OTFORD	20	64				
Hotels and Motels - Conference	The Tops	OTANIA/ELL TOPS	110	000				
Centre	Conference Centre	STANWELL TOPS	116	600				
Hotels and Motels - Budget Motel	Helensburgh Hotel	HELENSBURGH	3	8				



Style	Name	Suburb	Number of rooms	Capacity	Powered sites	Unpowered sites	No Cabins	Total cabin capacity
Hotels and Motels - Budget Motel	Five Islands Hotel	CRINGILA	12	24				
Hotels and Motels - Budget Motel	Lakeside Inn at Oasis Resort	WINDANG TOTAL	41 1456	80 4149				
Serviced Apartments	Headlands Hotel	AUSTINMER	69					
Serviced Apartments	Argo Serviced Apartments	WOLLONGONG	34					
Serviced Apartments	Smith Street Apartments	WOLLONGONG	10	42				
Serviced Apartments	Bel Mondo Apartments	WOLLONGONG	8	20				
Serviced Apartments	Belmore All Suite Hotel	WOLLONGONG	34	102				
Serviced Apartments	Mantra (formerly Best Western) Wollongong	WOLLONGONG	44	164				
Coming d American	Adina Apartment Hotel Wollongong (formerly Medina Executive	WOLL ONGONO	70	444				
Serviced Apartments	Apartments Park Street Serviced	WOLLONGONG	72	144				
Serviced Apartments	Apartments	WOLLONGONG	17	59				
Serviced Apartments	Quest Wollongong	WOLLONGONG	42	273				
Serviced Apartments	Sky Accommodation	WOLLONGONG	14	28				
Serviced Apartments	NorthPoint - Apartments	WOLLONGONG	6	28				
Serviced Apartments	Salt Serviced Apartments	WOLLONGONG	24	140				
Serviced Apartments	Sage (formerly Chifley)	WOLLONGONG	10					
Serviced Apartments	Wollongong Serviced Apartments	WOLLONGONG	21	72				



			Number		Powered	Unpowered	No	Total cabin
Style	Name	Suburb	rooms	Capacity	sites	sites	Cabins	capacity
		TOTAL	405	1072	0.000			
		1017(2	.00					
Guest House	Keiraleagh House	WOLLONGONG	12	20				
Backpackers Accommodation	Wollongong YHA	WOLLONGONG	13	32				
	3 3	TOTAL	25	52				
Bed and Breakfast								
Accommodation	Austinmer Gardens	AUSTINMER	2	4				
Bed and Breakfast	Austinmer Sur La							
Accommodation	Mer	AUSTINMER	1	4				
Bed and Breakfast								
Accommodation	Glastonbury	AUSTINMER	1	4				
Bed and Breakfast	Stanwell Park Tutor							
Accommodation	Lodge	STANWELL PARK	5	12				
Bed and Breakfast	Lake Illawarra Bed							
Accommodation	and Breakfast	WINDANG	4	10				
Bed and Breakfast	Pass and Pause							
Accommodation	B&B Cottage	THIRROUL	1	4				
Bed and Breakfast	Southview Boutique							
Accommodation	Guest House	BULLI	2	4				
Bed and Breakfast								
Accommodation	Otford Cottage	OTFORD	2	4				
Bed and Breakfast								
Accommodation	Otford Valley	OTFORD	1	2				
Bed and Breakfast								
Accommodation	Coledale BnB	COLEDALE						
Bed and Breakfast	Topstay							
Accommodation	Accommodation	STANWELL TOPS	1	2				
				1	ı	1	ı	ı
		TOTAL	20	50				
Holiday Letting	Blue Oyster Beach House	WOMBARRA	1	6				



			Number		Powered	Unpowered	No	Total cabin
Style	Name	Suburb	rooms	Capacity	sites	sites	Cabins	capacity
Style	Grand Pacific	Suburb	1001115	Capacity	Siles	Siles	Cabilla	capacity
	Hideaway - Beach							
Holiday Letting	House	WOMBARRA	NA					
rionacy Lotting	Beach Break	TTOMES II II II I	10.0					
Holiday Letting	Wombarra	WOMBARRA	NA					
, ,	Cudgeree Bay Guest							
Holiday Letting	Houses	WINDANG	3	8				
	Obsessed by the							
Holiday Letting	Sea	WOONONA	1	4				
-	Stanwell Park Beach							
Holiday Letting	Cottage	STANWELL PARK	3	7				
	Sea Breeze Holiday							
Holiday Letting	Apartment	THIRROUL	2	4				
		TOTAL	10	29				
	Wollongong Surf							
Tourist Parks	Leisure Resort	FAIRY MEADOW			36	25	108	564
	Bulli Beach Tourist							
Tourist Parks	Park	BULLI			54	5	30	175
	Corrimal Beach							
Tourist Parks	Tourist Park	EAST CORRIMAL			101	48	44	295
	Windang Beach							
Tourist Parks	Tourist Park	WINDANG			73	0	29	145
	Coledale Camping							
Tourist Parks	Reserve	COLEDALE			5	44		
		TOTAL	0	0	269	122	211	1179
		GRAND TOTAL	1916	5352	269	122	211	1179



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Wollongong City Council

Tourism Accommodation Review Strategy

Draft July 2024





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1. INTRODUCTION

Tourism is an important part of Council's *Economic Development Strategy (2019-2029)*. Increased visitation, especially overnight visitors, has a positive benefit to the local economy through increased expenditure which supports local businesses and jobs.

Wollongong currently has some 74 tourist accommodation establishments within the Local Government Area (LGA), providing an estimated 1,924 rooms, 211 cabins and 269 powered and 122 unpowered camping and caravanning sites each night, which can cater for over 5,400 guests. There are also 854 premises registered providing Short-term Rental Accommodation.

The available accommodation is summarised in Table 1.1.

Table 1.1 Accommodation summary

	rable 1:1 /teeenimedation callinary						
	Number of establishments	Number of rooms available	Guest Capacity	Number of Powered sites	Number of Unpowered sites	Number of Cabins	Cabin guest capacity
Backpackers Accommodation	1	13	32				
Bed and Breakfast Accommodation	11	20	50				
Holiday Letting	7	10	29				
Serviced Apartments	14	413	1164				
Tourist Parks	5			269	122	211	1179
Hotels and Motels - Budget Motel	24	682	1745				
Hotels and Motels - Hotel 4-4.5 star	2	370	1007				
Hotels and Motels - Mid Market	4	237	637				
Hotels and Motels - Conference Centre	1	116	600				
Hotels and Motels - Student	1	24	76				
Hotels and Motels - Luxury Boutique	2	7	20				
Hotels and Motels - Boutique	1	20	64				
Guest House	1	12	20				
Total	74	1924	5444	269	122	211	1179
Short-term rental accommodation	854						



On 28 June 2021, Council endorsed the draft Tourism Accommodation Review – Discussion Paper for exhibition. The draft Discussion Paper reviews the planning controls that affect tourism accommodation. Tourism accommodation venues occur throughout the LGA, although are concentrated around the Wollongong City Centre. Different forms of Tourism accommodation are permissible in many zones under the Wollongong LEP 2009. The SP3 Tourist zone is partially used for tourism accommodation.

The draft Discussion Paper was exhibited from 19 July 2021 to 30 September 2021 and 9 submissions were received. Advice from a further 20 establishments confirmed or updated the accommodation capacity data, and 10 owners advised that their premise was no longer used for visitor accommodation. Since then, one establishment has reopened, Council has approved development applications for 8 new hotel accommodation venues, although only 1 has commenced construction, and is assessing 2 other development applications.

Also informing the Review was a Tourist Accommodation Roundtable held in May 2024, which provided an opportunity for invited stakeholders with an interest in tourism accommodation to share their experiences and expertise. Participants very generously took the time to discuss barriers and opportunities that would support more investment in tourist accommodation development in the city.

Some of the feedback provided included:

- More rooms and beds are required to attract and support major events and conferences, including one or two 5 star or equivalent hotels
- Acknowledged that a number of approved development applications for hotels had not progressed to construction
- Nature of tourist accommodation is changing towards more mixed use developments
- Wollongong CDB is primarily a weekday business and conferencing market
- Hotel feasibility is challenging due to a range of factors, including high land and construction costs, holding costs before operational cashflow kicks in, and competition with higher yielding uses.
- General support for incentives flagged in discussion paper, however encouraged Council to consider more opportunities:
 - bonus/incentive provisions supported for hotel investment, including specific controls for targeted sites
 - rezoning additional CBD sites to SP3 Tourist not supported
- A broader tourism marketing strategy would further support the tourist accommodation sector
- Consider tourism opportunities on public land holdings.

The draft Discussion Paper has been updated to reflect the feedback and changes in State planning policy and is available to provide background to the draft Strategy. This draft Tourism Accommodation Review Strategy has been prepared to guide possible amendments to land use planning controls to incentivise and support the retention of and development of new tourism accommodation across the City.



DRAFT TOURISM ACCOMMODATION STRATEGY

Wollongong currently contains a good variety of accommodation at different price points and markets (Table 1.1). However, Wollongong is lacking a 5 or 6 star hotel facility which is considered a significant gap in the market that supports corporate visitation.

Industry feedback is that Wollongong also lacks the required number of rooms / beds to attract major events and conferencing. While not quantified, this strategy seeks to provide a land use planning framework that supports investment in more hotel keys (rooms).

As a regional city, businesspeople visit Wollongong during the week for work trips, training, and conferences. There are opportunities for greater mid-week visitation underpinned by the recent increase in A-grade office space attracting visitation by corporates as well as the public and private hospitals, Wollongong University and TAFE attracting visitation by professionals who need accommodation during their stay.

On the weekend, Wollongong's proximity to Sydney means that for many people, Wollongong is an easy day trip to visit family and friends, attend an event or enjoy our local attractions.

Council would like to maximise the economic and employment benefit of increased visitation and would like to convert weekend day trips into overnight stays so visitors spend more and enjoy what Wollongong has to offer.

The attraction of and investment in tourist infrastructure is a shared opportunity across all tiers of government, industry associations and the development / investor sector. Council's roles in tourism accommodation, extend to the following:

- Manages planning controls that permit and guide tourist accommodation venues and protect
 the surrounding amenity. Council must balance the demand and need for accommodation with
 other land uses.
- Assesses development applications for tourism accommodation and activities.
- Manages 3 tourist parks and a campground.
- Promotes tourism and events through Destination Wollongong
- Enables and supports events on community land, including markets, festivals, and sporting
 events.
- Manages beaches and some natural areas, which are significant attractors to visitors.

The draft Tourism Accommodation Review and this draft Strategy focus on the first role, the provision of planning controls to support investment in hotels. Broader tourism promotion activities would build on this focus and consider matters such as branding, marketing, promotion, and product development.

2.1 TOURISM ACCOMMODATION OBJECTIVE AND STRATEGIES

The following tourism accommodation guiding objective is proposed:

To increase the number of tourism accommodation beds available in Wollongong LGA. This will be achieved by:

- a. Retaining, upgrading and expanding existing hotel and motel accommodation
- b. Targeting the establishment of two new 5 star or equivalent hotel in the Wollongong City Centre
- Enabling new tourism accommodation opportunities on existing SP3 Tourism zone sites

To progress the objective, the following strategies are proposed:

- 1. Provide incentives through planning controls, for the development of at least two 5 star or equivalent accommodation venues within Wollongong City Centre within 5 10 years.
- 2. Continue to permit and encourage a range of accommodation types throughout the LGA.



- Through planning controls, encourage the retention and upgrading of existing accommodation facilities.
- 4. Incentivise through planning controls, an increase in the number of rooms available.
- 5. Prevent tourist accommodation being out-competed by residential development, by not permitting residential development in the SP3 Tourist zone
- Review the planning controls of the SP3 Tourist zone to ensure it is fit for purpose, including the land use table, height controls, floor space ratio and associated development controls.
- Monitor the number and percentage of short-term rental accommodation available, and impact on long-term rental accommodation.

2.2 TOURISM ACCOMMODATION TYPES

The Wollongong LEP 2009 defines tourist and visitor accommodation as a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following—

- (a) backpackers' accommodation,
- (b) bed and breakfast accommodation,
- (c) farm stay accommodation,
- (d) hotel or motel accommodation,
- (e) serviced apartments,

but does not include-

- (f) camping grounds, or
- (g) caravan parks, or
- (h) eco-tourist facilities.

The later 3 land uses are still forms of visitor accommodation but are not included in the broader parent definition.

In addition, Short-term Rental Accommodation is separately defined under the Housing SEPP 2021 to mean:

short-term rental accommodation means a dwelling used by the host to provide accommodation in the dwelling on a commercial basis for a temporary or short-term period.

It is divided into hosted and non-hosted accommodation, defined as:

hosted short-term rental accommodation means short-term rental accommodation provided where the host resides on the premises during the provision of the accommodation.

non-hosted short-term rental accommodation means short-term rental accommodation provided where the host does not reside on the premises during the provision of the accommodation

This part of the strategy will consider whether changes to planning controls need to be made to each of the different forms of accommodation. It is noted that full merit-based assessment would be undertaken on any development application lodged.

2.2.1 Backpacker Accommodation

There is currently one backpacker facility approved in the LGA. Due to the proximity to Sydney, and the nature of the local tourism experience, Wollongong is not high on backpackers' itinerary. As a result, there does not appear to be demand for additional establishments. Nevertheless, we want to support this form of accommodation in appropriate locations if there is demand in the future.

It is proposed that the backpacker accommodation use remain a permissible land use in the R3 Medium Density Residential, E1 Local Centre, E2 Commercial Centre, E3 Productivity Support and SP3 Tourist zones.



No LEP or DCP changes are proposed.

2.2.2 Bed and Breakfast Accommodation

There are currently 11 bed and breakfast accommodation facilities in the LGA. The permissibility of short-term rental accommodation through the SEPP Housing has provided an alternate, easier approval pathway for a dwelling to be used for accommodation. The most recent development approval for a bed and breakfast was in 2022 and it is anticipated that Council will receive very few development applications in the future for the use.

To provide opportunities for this form of accommodation should there be interest in the future, it is proposed that bed and breakfast accommodation remain a permissible land use in the RU2 Rural Landscapes, RU4 Primary Production Small Lots, R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, E1 Local Centre, E2 Commercial Centre, MU1 Mixed Use, SP3 Tourist, C3 Environmental Management and C4 Environmental Living zones.

No LEP or DCP changes are proposed.

2.2.3 Farm Stay Accommodation

Two Farm Stay accommodation facilities have been approved in the LGA with the most recent approval in 2015, however, it appears that neither site is operating. The use is permitted in the Rural and Environmental Management zones.

The Agri-tourism reforms through the Code SEPP, permits Farm Stay accommodation as either exempt or complying development if the specified development standards are satisfied. The permissibility is guided now by SEPP (Exempt and Complying Development) 2008 (part 2 subdivision 16E and Part 9 division 4).

Similar to Bed and Breakfast Accommodation, the permissibility of short-term rental accommodation through SEPP Housing 2021 has provided an alternative, easier pathway for a dwelling to be used for accommodation. It is anticipated that Council will not receive many development applications for Farm Stay Accommodation.

The draft Tourism Accommodation Discussion paper had suggested that farm stay accommodation could be removed as a permitted use in the rural and environmental conservation zones, as the use is now permitted as exempt and complying development via the SEPP. However, removing the use would preclude development applications being lodged with Council for proposals that don't comply with the complex development standards in the SEPP. On this basis, we proposed to retain farm stay as a permitted use to provide a local merit-based planning pathway if required.

No LEP or DCP changes proposed.

2.2.4 Hotel and Motel Accommodation

There are 35 hotel and motel accommodation facilities in the LGA providing a range of accommodation choices from budget to luxury boutique. The Hotel and motel accommodation use is currently a permissible land use in the E1 Local Centre, E2 Commercial Centre, MU1 Mixed Use, SP3 Tourist zones.

Within the Wollongong City Centre, there have been eight applications approved for additional hotel accommodation and two development applications are under assessment that propose three separate hotels. Of the eight applications approved, only one site is under construction. One consent has lapsed, two of the sites have been subject to subsequent development applications which do not include tourism accommodation and has not commenced on two sites.

In talking to industry, we understand that some of the barriers to hotel development include -

- Cost of financing and current interest rates
- · Cost of construction
- Need for cross-subsidisation by other uses
- · Return on investment / cash flow commencing occurring at opening of the hotel



 Having an arrangement with an international Hotel brand does not provide additional cash flow for construction

The Discussion paper identified the need to incentivise the retention or redevelopment of existing hotel and motel accommodation and the provision of new accommodation facilities. In response to the matters raised, the following amendments are proposed –

- Wollongong LEP 2009:
 - Make *hotel and motel accommodation* permissible in the R1 General Residential zone. This land use zone is located around the Wollongong City Centre, in Wollongong and North Wollongong and would provide for greater permissibility of hotels and motels in the City Centre; close to major services, attractions (such as restaurants, city beaches/parks, the harbour and nightlife) and transport. This action could assist in stimulating investment in the city centre and support the local tourism industry, fostering competition and addressing supply. This change would also ensure that should existing tourist accommodation developments located in the R1 zone wish to redevelop or intensify their use this would be permissible (subject to development consent).
 - Make hotel and motel accommodation permissible in the R2 Low Density Residential zone. This would make a number of existing motels across the LGA which are located in R2 Low Density Residential zones as permitted land uses. It may also encourage additional facilities to be established.
 - permit an additional floor space ratio of 0.5:1 for Hotel and Motel Accommodation in the R1 General Residential and R2 Low Density Residential zones
 - permit an additional floor space ratio of 2:1 for Hotel and Motel Accommodation in the City Centre E2 Commercial Centre, MU1 Mixed Use zones. The bonus FSR provision would not be available to mixed use developments.
 - consider rezoning some sites where the existing Tourism Accommodation use is not currently permitted to another zone.
- Wollongong DCP 2009
 - Clarify and reduce parking rate, to remove inconsistency
- Wollongong City-wide Development Contributions Plan:
 - It is proposed that development contributions for Hotel and Motel Accommodation (or that component in mixed use developments) be deferred until Occupation Certificate. This will assist the cash flow of hotel developments which don't have pre-sales like residential development.

2.2.5 Serviced Apartments

There are 14 Serviced Apartment developments, 13 of which are in the Wollongong City Centre. The Serviced Apartment use is currently a permissible land use in the R1 General Residential, R3 Medium Density Residential, E1 Local Centre, E2 Commercial Centre, MU1 Mixed Use, and SP3 Tourist zones.

In response to the matters raised, the following amendments are proposed –

- Wollongong LEP 2009
 - Clause 4.4A(6) City Centre move serviced apartments from being considered as residential FSR to commercial FSR
- Wollongong DCP 2009
 - o Clarify and reduce parking rate same as Hotel and Motel Accommodation

2.2.6 Short-term rental accommodation

Short-term rental accommodation supports the tourist economy by providing additional accommodation options for visitors. In April 2024 there were 854 registered short-term rental accommodation (STRA) premises in the LGA. Of these, 434 premises offered hosted accommodation and 420 premises non-hosted accommodation. Under current legislation, hosted and non-hosted STRA premises can operate



for 365 days per year, although some Councils have reduced that number to 180 days and Byron Shire Council has a 60 day limit in some suburbs.

The flip side is that short-term rental accommodation (especially for non-hosted accommodation) does reduce the number of properties available for longer term rental accommodation. However, at less than 1% of housing stock, Wollongong does not have the high number or percentage of short-term rental accommodation dwellings that is the case in some other coastal holiday regions.

In February 2024 the Department of Planning, Housing and Infrastructure released a discussion paper on Short and Long-term Rental Accommodation. The discussion paper noted some of the positives and negative aspects of STRA and discussed what other States and countries are doing. The discussion Paper sought input and did not propose any changes.

Council officers made a submission to the Department which (in summary):

- outlined the number and distribution of STRA in the LGA (at the time)
- Noted the impact on the viability and feasibility of existing and proposed accommodation facilities
- Noted the benefits of the visitor accommodation
- suggested a moratorium of the use of properties for STRA given the current housing crisis and lack of accommodation for renters and key-workers.
- suggested that the use be inserted into the Standard LEP Instrument, to enable Council to determine local policy settings.

The Department may propose changes to the rules for STRA following its consideration of submissions received. At the moment, Council has no legislative responsibility, resources or authority to monitor and enforce for short-term rental accommodation requirements.

At this stage, the Department has not announced the findings of the review and as such no changes to our planning policies are proposed. Further review of the settings for short term rental accommodation may be considered following the outcome to the Department's review.

2.2.7 Camping grounds and caravan parks

There are four caravan parks and one camping areas in the LGA (excluding National Parks), of which 3 tourist parks and the Coledale Beach campground are managed by Council.

The use is permitted in the SP3 Tourist, RE1 Public Recreation and RE2 Private Recreation zones.

The tourist parks managed by Council are on Crown Reserves and Council is required to prepare Crown Land Plans of Management for these reserves.

The use of Council or Crown Land for pop-up camp sites to provide event accommodation is supported. For example, Bulli Showground provides a camping option for the Bulli Folk Festival, and camping / glamping options were available for the UCI World Road Cycling championships.

The provision of pop-up sites needs to comply with the Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 and guidelines to ensure the health and safety of users. For example, adequate toilets and amenities, fire safety and waste management. The site may also need to be rehabilitated post event. Council needs adequate time to assess any development application prior to an event.

The current approach to the provision and permissibility of camping grounds and caravan parks are appropriate for current requirements.

No LEP or DCP changes are required or proposed. Council has prepared Plans of Management for Council land and some Crown Reserves which would enable temporary use. The preparation of Plans of Management for the three Crown Reserves which contain the tourist park, and the Bulli Tops Crown Reserves is scheduled to occur over the next 1-2 years.

2.2.8 Eco-tourism accommodation

Eco-tourism accommodation is not currently permitted in the LGA. Two establishments were approved under the previous Wollongong LEP 1990.



There are very few locations in the LGA where a genuine eco-tourism facility could be established. Council would not support the clearing of bushland to enable a facility to be established, or to satisfy Bush Fire Asset Protection Zone requirements. A large facility would also need to be connected to the reticulated infrastructure networks (power, water, sewerage).

The other accommodation definitions provide a range of options and zones for accommodation uses to be established, which also could be promoted as "eco" friendly.

Standard Instrument clause 5.13 Eco-tourist facilities provides development assessment criteria for eco-tourist facilities so that they maintain the environmental and cultural values of the land, and are designed sensitively with the environment. The clause is not currently included in Wollongong LEP 2009. Given the limited availability of locations that may be appropriate for Eco-tourist facilities in the Wollongong LGA, it is not proposed to introduce clause 5.13 Eco-tourist facilities into the LEP.

Council will consider site specific Planning Proposals for any genuine eco-tourism proposal. If Council supports the preparation of a Planning Proposal, clause 5.13 could be introduced into the LEP through that process.

No LEP or DCP changes are proposed.

2.3 EXISTING ACCOMMODATION FACILITIES

The draft Tourism Accommodation Review found that 13 of the 74 existing tourism establishments are located in land use zones which do not permit the current accommodation use. These establishments would have been approved under older planning legislation, when the use was permitted or pre-date planning legislation.

- A number of motels across the LGA are located in R2 Low Density Residential zones including: Thirroul Beach Motel, Elsinor Motel (Brownsville) and the Windmill Motel (Woonona). These motels are older developments approved between the 1960s and 1980s. The current residential zoning is appropriate for these sites given surrounding land uses are primarily detached housing.
 - It is proposed that the Hotel and Motel Accommodation use be permitted in the R1 General Residential and R2 Low Density Residential zones. The proposed bonus FSR provision is aimed to encourage the retention and expansion of existing premises and allow investment. Alternatively, consideration could be given to rezoning the sites to another zone such as SP3 Tourist, however this option was not supported by representatives at the May 2024 Roundtable.
 - *Proposal:* Permit Hotel and Motel accommodation in the R1 General Residential and R2 Low Density Residential zones. Merit based development assessment process will assess site suitability of any proposals.
- Tumbling Waters Retreat is a luxury accommodation provider located at Lot 1 DP 213308 (Stonehaven Road) Stanwell Tops. It has been operating since 2002 and offers conference/function facilities and a licensed restaurant/private dining facility. A number of development applications relating to this use on the site have been approved. The site is currently zoned C2 Environmental Conservation. The C2 zoning does not permit accommodation uses. The site is also listed as containing a local heritage item.
 - Proposal: Permit Hotel and Motel accommodation as an additional permitted use on the site
- The Tops Conference Centre and Accommodation at Stanwell Tops (Lots 2 and 3 DP 541421) has a split zoning of C2 Environmental Conservation and C3 Environmental Management. The site caters for groups of up to 600 persons, and has a range of educational and recreational (outdoor) facilities. The current zoning does not permit the accommodation development. Most of the accommodation is located on the southern Lot 3 DP 541421 on land zoned C3 Environmental Management.
 - *Proposal:* Permit Hotel and Motel accommodation as an additional permitted use on Lot 3 DP 541421 on land zoned C3 Environmental Management.
- The Govinda Valley Spiritual Retreat and accommodation at Otford (Lot 1 DP 190250) is zoned part C2 and part C3. The zoning was reviewed as part of the Review of former 7(d) land in Helensburgh, Otford and Stanwell Tops over a number of years, which recommended the retention of the C3 zone.



Proposal: Permit Hotel and Motel accommodation as an additional permitted use on the site on Lot 1 DP 190250 zoned C3 Environmental Management.

The rezoning of sensitive bushland sites in the Illawarra Escarpment, Escarpment Plateau, Sydney Drinking Water Catchment or the Hacking River catchment to SP3 Tourism or to permit new tourist accommodation facilities, including eco-tourism, is not supported. The escarpment and bushland are part of the attraction of Wollongong and should be protected to ensure it can be enjoyed by future generations. The potential economic and employment benefits of tourist accommodation, shouldn't override the existing conservation values.

2.4 SP3 Tourist zone

The draft Tourism Accommodation Review found that land zoned SP3 Tourism was being used for a variety of purposes, some related to tourism. Some sites have uses inconsistent with the SP3 zone where an alternative zone maybe more appropriate. For example:

- Sites used for residential uses
- · Sites used for retail uses
- · Sites used for recreational uses
- Sites containing significant bushland

A review of all the existing SP3 Tourist zone sites was undertaken, and for each site a direction regarding the appropriateness of the zone in that area given the current uses and desired future uses has been proposed.

The sites are divided into three (3) tables, based on the principle that sites which already provide accommodation should be encouraged / incentivised to provide additional accommodation, followed by encouraging accommodation to be provided on other sites zoned SP3 Tourist.

- Table 2.1 sites with existing accommodation. Consider options to retain accommodation or provide additional accommodation.
- Table 2.2 sites that don't current contain accommodation and where there may be an opportunity for accommodation.
- Table 2.3 sites that are currently vacant, and where there may be an opportunity for accommodation.

The proposed changes are linked to the Accommodation Review or minor housekeeping amendments. Changes have not been proposed relating to other strategies or issues. Landowners can lodge a Scoping Proposal and subsequent Planning Proposal with Council for a more detailed review and assessment.

Table 2.1 Review of existing SP3 Tourist sites – with existing accommodation uses

SP3 Precinct / site	Accommodation opportunity	Constraints, comments	Proposal
Headlands Hotel, Austinmer	Additional accommodation	Reviewed in 2014 as part of Planning Proposal and DCP chapter	No change proposed
Novotel, North Wollongong	Additional accommodation	24m building height limit. Current building has approximated 32m height. Increased overshadowing of North Beach and State Heritage listed items.	Review current 24m building height limit.



SP3 Precinct / site	Accommodation opportunity	Constraints, comments	Proposal
Quality Suites at Fairy Meadow	Developed – no additional opportunity	9m Building height Flooding	Review current 9m building height limit to align with existing development.
25 Carters Lane, Fairy Meadow - Residential strata development	Developed – no additional opportunity	9m Building height Flooding	Rezone to R3 medium Density Residential and review building height to align with existing development.
Towradgi Beach Hotel	Hotel or motel accommodation	9m Building height Flooding	Opportunity to review building height on part of the site to enable a hotel development.
Lake Illawarra hotel, Windang	Developed – no additional opportunity	9m Building height Flooding	No change proposed
Fairways, Golf Place, Primbee	Additional accommodation	9m Building height Flooding	No change proposed
Dandaloo Hotel Motel, Brownsville	Additional accommodation	9m Building height Flooding	No change proposed
Solomon Inn, Figtree	Additional accommodation	9m Building height Flooding	No change proposed
Wollongong Surf Leisure Resort at Fairy Meadow	Hotel or motel to provide additional accommodation	9m Building height Flooding	No change proposed
Bulli Tourist Park Corrimal Tourist Park Windang Tourist Park	Hotel or motel to provide additional accommodation option. 9m height limit would enable 2 storey development	Crown Land - Plan of Management required. 9m Building height. Commercial operator to build and manage	Consider opportunity in the preparation of draft Crown Land PoM.

Table 2.2 Review of existing SP3 Tourist sites – not currently containing accommodation uses

SP3 Precinct / site	Accommodation opportunity	Constraints	Proposal
Symbio Wildlife Park at Helensburgh	Camping, glamping	Infrastructure	No change proposed
Woonona-Bulli RSL club at Woonona, and vacant land (former service station)	Hotel, motel accommodation	9m height limit, flooding	No change proposed
Wests Illawarra, Central Rd, Unanderra - Registered club, Fire station	Hotel, motel accommodation.	15m height limit 1.5:1 FSR, Flooding	No change proposed
Hellenic Club, Princes Highway, Figtree	Hotel, motel accommodation.	Flooding	No change proposed
Figtree baby Health Clinic (Council land) - 9 Princes Highway, Figtree	Nil		Rezone to RE1 consistent with adjacent Figtree park



SP3 Precinct / site	Accommodation opportunity	Constraints	Proposal
5-7 Princes Highway, Figtree	Strata Residential development		Rezone to R2 Low Density, with 9m height limit and 0.5:1 FSR
Bottle shop, 49 Princes Highway, Figtree (Lots 4,5,6 DP 788652)	No suitable available land, with current development	Flooding	Change western part, adjacent to Highway, to E1 – consistent with land to the north. Considered C3 zone for riparian land
Windang Bowling Club, Judbooley Parade, Windang	Hotel, motel accommodation	9m height limit Flooding	No change proposed
Haywards Bay - Highway Service Centre, developed land (see table 4 for vacant land)	No suitable available land, with current development		No change proposed
Yallah woolshed - Place of worship, Café (used as an event space)	Nil - no available land		No change proposed
Bus depot, Princes Highway, Figtree	Could be redeveloped for hotel or motel accommodation		No change proposed
Mt Keira Summit Park (part of) - Kiosk, car park, lookouts	No available land	Infrastructure, Bush fire, Environmental and cultural values	No change proposed. Reviewed as part of Mt Keira Summit Park Plan of Management
Cliffhanger, Bulli Tops - Cafe	No available land, unless C2 land rezoned	Infrastructure, Bush fire	No change proposed
Gateway Centre, Bulli Tops - Visitor centre, parking	Limited available land	Infrastructure, Bush fire	No change proposed
Sublime Point, Maddens Plains - Cafe	Camping, glamping	Infrastructure, Bush fire,	Rezone bushland area to C2
		Environmental and cultural values	
Panorama Hotel, Maddens Plains - Function Centre	Hotel or motel accommodation, glamping	Infrastructure, Bush fire	No change proposed
Illawarra Sports and Entertainment Precinct (Win Entertainment Centre and Football Stadium) and adjacent sites	Nil onsite Hotel on surrounding land	Existing residential development. Adjacent heritage item. Building height limit	Opportunity to increase height limit to 32m on Entertainment Centre and 12-16 Crown St



Table 2.3 Review of existing SP3 Tourist sites – currently vacant sites

SP3 Precinct / site	Accommodation opportunity	Constraints	Proposal
Woodrow Place (road reserve) Figtree	Nil		Rezone to E3 - consistent with land to the north
Haywards Bay - Highway Service Centre, vacant land	Highway motel		No change proposed
Tallawarra point (Yallah) - Bushland	Identified for future tourism use.	Infrastructure. Height limit	No change proposed.
Kully Bay, King St, Warrawong - Recreation, vacant land	Hotel, motel, camping	NSW Government ownership. Masterplan announced to be prepared	Retain SP3 – review following State's masterplan
Windang Rd / Kruger Ave - Vacant land	Hotel, motel	Contamination, flooding, 9m height limit	No change proposed
15 and 17 Judbooley Parade, Windang	Nil	Crown Land (park)	Change to RE1 (to reflect public recreation status)

2.5 DEVELOPMENT CONTROL PLAN CHAPTER

The Wollongong DCP 2009 does not have a Tourism uses chapter. Chapter C4 applies to development applications for Caravan Parks, Camping Grounds and Manufactured Home Estates.

Given the low number of development applications, a specific development control plan chapter has not been a priority.

In DCP Chapter C3 Car Parking and Access, the Tourist and Visitor Accommodation rate should be clarified to indicate that it excludes the more specific tourism accommodation rates, such as hotel and motel accommodation.

Wollongong DCP 2009 Chapter E3 currently lists parking rates for Tourist and Visitor Accommodation, as well as different rates for the sub-uses of backpacker accommodation, bed and breakfast accommodation and hotel or motel accommodation. This creates some confusion as to which rate should be applied.

Table 2.4 Current car parking rates

Land Use	Car Parking Requirements	Bicycle Parking Requirements	Motorcycle Parking Requirement	Delivery / Service Truck Requirement
Backpackers accommodation	City wide: 1 car parking space per 2 staff plus 1 car parking space per 5 beds	1 bicycle space per 5 beds plus 1 car parking space per staff member	1 motor cycle space per 25 car parking spaces	NA
Bed and breakfast accommodation	City wide: As per dwelling house plus 1 car parking space per guest bedroom	NA	1 motor cycle space per 10 guest bedrooms	NA
Tourist and visitor accommodation	City wide:	NA	1 motor cycle space per 10	Small Rigid Vehicle



Land Use	Car Parking Requirements	Bicycle Parking Requirements	Motorcycle Parking Requirement	Delivery / Service Truck Requirement
	1 car parking space per 2 staff members plus 1 car parking space per apartment / unit		apartments / units	
Hotel or motel accommodation	City wide: 1 car parking space per 2 staff members plus 1 car parking space per unit / apartment Wollongong City Centre: 1 car parking space per 4 staff plus 1 car parking space per motel unit or 0.5 car parking space per hotel unit / apartment Zones E2 Commercial Core and MU1 Mixed Use in Wollongong city centre (as per WLEP): 1 car parking space per 40m2 GFA, where the hotel or motel accommodation is not strata subdivided If a restaurant is included in the hotel / motel which is available to the general public, then an additional 15 car parking spaces per 100m2 GFA of the restaurant shall be included	NA	1 motor cycle space per 25 car parking spaces	>15 units/ apartments – Large Rigid Vehicle
Caravan park	City wide: 1 car parking space per site Note: In accordance with Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005	NA	NA	Large Rigid Vehicle (Waste collection trucks and Coaches)

The specific rates are more appropriate for each use and should be applied.

The following amendments are proposed:

- The Tourist and Visitor Accommodation general rate should be deleted and the specific rates used.
- The motor cycle rate for Bed and Breakfast Accommodation is not required and should be deleted.
- Require electric vehicle charging space to be at least 1 of the spaces, more for larger developments
- Remove City Centre hotel 1/40m2 parking rate, which is higher than 0.5/room rate
- Introduce a Serviced Apartment parking rate consistent with the hotel rate.
- Introduce a parking rate for Farm-stay accommodation of 1 space per bedroom (the same as Bed and Breakfast accommodation)

2.6 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTION PLAN

To incentivise new Hotel accommodation, it is proposed that the Wollongong City-wide Development Contribution Plan 2024 be amended to enable new hotel developments to pay development contributions at Occupation Certificate stage, rather than at Construction Certificate. This will assist the cash flow of hotel developments which don't have pre-sales like residential development.

Council may also consider a reduction to the development contribution for commercial only developments (including hotels) in the City Centre to 1% of the development cost (instead of 2%).



3 IMPLEMENTATION

Implementation of the recommendations of the draft Strategy will require amendments to the Wollongong Local Environmental Plan (LEP) 2009, Wollongong Development Control Plan (DCP) 2009, Wollongong City-Wide Development Contribution Plan 2023 and Plans of Management.

3.1 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009 AMENDMENTS - PLANNING PROPOSAL

3.1.1 Land Use table amendments

Make the following amendments to the Land Use Tables:

- R1 General Residential zone make hotel and motel accommodation a permissible use
- R2 Low Density Residential zone make hotel and motel accommodation a permissible use

3.1.2 Clause amendments

Introduce a new clause that introduces a floor space ratio (FSR) bonus in the following zones:

- R1 General Residential zone an additional 0.5:1 for existing and proposed hotel and motel accommodation, which would increase FSR to 2:1.
- R2 Low Density Residential zone an additional 0.5:1 for existing and proposed hotel and motel accommodation, which would increase FSR to 1:1.
- E2 Commercial Centre an additional 2:1 for existing and proposed hotel and motel accommodation, and backpacker accommodation.
- MU1 Mixed Use an additional 0.5:1 for existing and proposed hotel and motel accommodation, and backpacker accommodation.

Amend clause 4.4A Floor space ratio—Wollongong city centre by deleting "or serviced apartments or a combination of such uses" from subclause (6). This will allow serviced apartments to be considered as commercial developments, rather than residential developments, in terms of floor space ratios.

3.1.3 Schedule 1 - Additional Use sites

Permit Hotel and Motel accommodation as an additional permitted use on the following sites:

- Tumbling Waters Retreat located at Lot 1 DP 213308 (Stonehaven Road) Stanwell Tops
- The Tops Conference Centre and Accommodation at Stanwell Tops (Lot 3 DP 541421) on the C3 Environmental Management zoned land
- The Govinda Valley Retreat and accommodation at Otford (Lot 1 DP 190250) on the C3 Environmental Management zoned land

3.1.4 Map amendments

The zoning and associated development standards for the following sites, currently zoned SP3 Tourist, are proposed to be amended.



Table 3.1 Possible LEP map amendments

Precinct / site	Current land use	Proposal
Kully Bay, King St, Warrawong	Recreation, vacant land	Review following completion of State's masterplan
Figtree	Bottle shop	Change to E1 – consistent with land to the north FSR 0.75:1 Height 11m (no change) Min Lot Size – Nil (no change)
	Woodrow Place (road reserve	 Change to E3 - consistent with land to the north FSR nil Height 9m (no change) Min Lot Size nil (no change)
Sublime Point, Maddens Plains	Café & bushland	Rezone the bushland area to C2
15 and 17 Judbooley Parade, Windang	Open space	Change to RE1 FSR Nil Height 9m Min Lot Size Nil
Fairy Meadow Lot 2 DP 1150670 25 Carters Lane	4 residential flat buildings (existing)	Change to R3 FSR 1.5:1 (no change) Height 12m Min Lot Size Nil (no change)

3.2 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 AMENDMENTS

Amend the following parking rates in Wollongong DCP 2009 - Chapter C3 - Car Parking and Access:

- The Tourist and Visitor Accommodation general rate should be deleted and the specific rates used.
- The motor cycle rate for Bed and Breakfast Accommodation is not required and should be deleted
- Require electric vehicle charging space to be at least 1 of the spaces, more for larger developments
- Remove City Centre hotel 1/40m2 parking rate, which is higher than 0.5/room rate
- Introduce a Serviced Apartment parking rate consistent with the hotel rate.
- Introduce a parking rate for Farm-stay accommodation of 1 space per bedroom (the same as Bed and Breakfast accommodation)

3.3 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTION PLAN 2024

Amend the Plan to enable new hotel accommodation development applications to pay development contributions at occupation certificate, rather than construction certificate stage.

3.4 PLANS OF MANAGEMENT

As part of the preparation of Plans of Management required for the Crown Reserves that contain the 3 tourist parks consider whether other forms of accommodation should be allowed.

As part of the preparation of a Plan of Management required for the Sublime Point, Bulli Tops Crown Reserve consider whether camping / glamping should be a permitted use.



3.5 INCENTIVES AND BONUSES NOT TRANSFERRABLE

Any concessions, incentives or bonuses offered by Council and approved through the development assessment process are not transferrable to other development proposals. If Council issues development consent for a hotel development with additional floor space, reduced car parking and deferred development contributions, these incentive measures do not transfer to another form of development if the hotel does not proceed or the development is constructed and change is subsequently sought. While the built form may not be able to be modified, extra car parking for residential development will be required. Compliance with the Apartment Design Guide and relevant National Construction Code will also be expected.



ITEM 6 PUBLIC EXHIBITION - PRIVACY MANAGEMENT PLAN

Council is required to have a Privacy Management Plan under s33 of the *Privacy and Personal Information Protection Act 1998* (PPIP Act). The Plan must include:

- information about how council develops policies and practices in line with the state's information and privacy legislation
- how council disseminates these policies and practices within the organisation and trains its staff in their use
- council's internal review procedures
- anything else council considers relevant to the Plan in relation to privacy and the personal and health information it holds.

Council last updated and adopted its Privacy Management Plan in 2021 and the Plan has been reviewed and updated to provide clarity and assurance to customers, residents and ratepayers on how, when and why council collects and stores personal information.

RECOMMENDATION:

- 1 The Draft Privacy Management Plan be placed on public exhibition for a period of at least 28 days.
- 2 A report be provided to Council at the conclusion of the public exhibition period.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Director Corporate Services (Acting)

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 Draft Privacy Management Plan 2024

BACKGROUND

Council has had a Privacy Management Plan in place for more than 20 years in satisfaction of the requirements of the PPIP Act. The Plan is reviewed on a regular basis to ensure it remains contemporary and to allow for the continual changing methods of collection of personal information by council as systems and practices modernise and automate.

The currently adopted version has been reviewed in accordance with the above and has been written from the reader / public viewpoint with the main policy section built around how we collect and manage personal information and define those processes under the most common / prominent ways people interact with Council and provide their personal information.

PROPOSAL

The current Plan is written from the reader/ public viewpoint with the main policy section built around how council collects and manages personal information and defines those processes under the ten most common / prominent ways people interact with us and provide their personal information.

It is not possible or practical to have the Plan cover every type of collection / use of personal information undertaken by Council, so the Plan provides a general approach of how council collects and manages personal information of customers, residents and ratepayers. The plan also provides additional details specifically in relation to the following areas / activities via which council collects personal information:

- Reguests for Service, Enquiries and Correspondence
- Complaints and Regulatory Functions
- Development Assessment and Land Use Planning
- Staff and Recruitment
- Visitors and members of the public (incl. QR Codes)



- Communications and stakeholder engagement
- Council Website and Service Providers
- Personal Contact Details
- Social Media
- The Internet of Things
- Intelligent Defect Management
- Unreasonable Conduct of Customers

The main changes to the current update to the plan are:

- Clarifying that information about an individual that is contained in a public interest disclosure within
 the meaning of the Public Interest Disclosures Act 2022, or that has been collected while dealing
 with a voluntary public interest disclosure is not considered personal information.
- Expanded details in relation to the collection of personal information by third party providers contracted by Council.
- Stating that Council may record telephone conversations, but customers will have the option to decline recording.
- Extra guidance to customers advising to limit personal information in documents provided to Council to the minimal amount necessary to explain the relevant situation.
- Adding intelligent defect management as a method of potential collection of personal information, with detailed descriptions.
- Adding a section on Unreasonable Conduct of Customers stating that in circumstances where the
 conduct of customers harms the wellbeing of staff or councillors, or an identified threat to the safety
 of staff or councillors exists Council may make the identity of the customer, and details of incidents
 of unreasonable conduct, known to relevant Council staff or councillors so as to protect their safety.

CONSULTATION AND COMMUNICATION

The draft Plan has been updated with reference to the *Privacy Management Plan Checklist* produced by the Information and Privacy Commission of New South Wales. Consultation has been undertaken with various business units that are responsible for collecting, storing and managing the personal information of customers, ratepayers and residents.

The Draft Privacy Management Plan will be placed on public exhibition for a period of at least 28 days to gain public comment on the key document that demonstrates to the public how we collect, store and manage personal information.

In accordance with s33(5) of the PPIP Act copy of the updated Privacy Management Plan, once formally adopted by Council, will be provided to the NSW Privacy Commissioner.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 4. It specifically delivers on the following:

	Community Strategic Plan 2032	Delivery Program 2022-2026
	Strategy	Service
4.7	Demonstrate responsible decision-making based on our values, collaboration, and transparent and accountable leadership	Governance and Administration



RISK MANAGEMENT

The collection, handling and disposal of personal, private and medical information of customers, ratepayers and residents is an area of high risk for Council. Breaches of privacy can have a significant impact on individuals and a significant reputational impact on Council. This plan provides assurance to the community and Council that the appropriate collection and stringent protection of personal, private and medical information is a priority of Council and that appropriate steps have been taken by Council to minimise the risk of privacy breaches.

FINANCIAL IMPLICATIONS

There are no direct financial implications that arise from the proposed alterations to the Privacy Management Plan.

CONCLUSION

The draft updated Privacy Management Plan presented for endorsement provides clarity and assurance to customers, residents and ratepayers on how, when and why council collects and stores personal information and that it is handled appropriately at all times.



WOLLONGONG CITY COUNCIL

DRAFT PRIVACY MANAGEMENT PLAN

In accordance with the Personal and Private Information Protection Act 1998

FOR PUBLIC EXHIBITION - AUGUST 2024







Adopted by COUNCIL: draft

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1 PURPOSE

The purpose of this Privacy Management Plan (PMP) is to explain how Wollongong City Council (Council) manages personal and health information, that it collects or holds, in accordance with NSW privacy laws.

2 POLICY INTENT

Council is committed to embedding privacy best practice into all business practices and decision making. Council recognises that considering the impact on privacy of any new service, initiative or information system prior to design and implementation is key to this commitment.

Whilst the main objective of this plan is to enshrine best practice in everything we do, the plan also aims to ensure Council's compliance with:

- 1. Privacy and Personal Information Protection Act 1998 (PPIP Act)
- 2. Health Records and Information Privacy Act 2002 (HRIP Act).

Council is required to have a PMP under s33 of the PPIP Act which must include:

- information about how Council develops policies and practices in line with the state's information and privacy legislation
- how Council disseminates these policies and practices within the organisation and trains its staff in their use
- · Council's internal review procedures
- anything else Council considers relevant to the Plan in relation to privacy and the personal and health information it holds.

This Plan also explains who you can contact if you have questions about the information collected and retained by Council, how to access and amend your stored information and what to do if you believe that Council may have breached the PPIP or HRIP Acts.

Any reference to employees in this Plan includes permanent (whether full-time or part-time), temporary and casual employees together with contractors, consultants, volunteers, cadets, trainees and apprentices, and students on work placements.

3 WOLLONGONG 2032 OBJECTIVES

This Plan relates to the Goal 4 in *Our Wollongong 2032 - Community Strategic Plan* – "We are a connected and engaged community". In particular the following objectives:

- Objective 4.1 Provide our community with equitable access to information and opportunities to inform decision-making
- Objective 4.7 Demonstrate responsible decision-making based on our values, collaboration, and transparent and accountable leadership.



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4 POLICY

4.1 What is Personal and Health Information?

Personal information

Personal information is defined in s4 of the PPIP Act as any information or opinions about a person where that person's identity is apparent or can be reasonably ascertained. Personal information can include a person's name and address, details about their family life, their sexual preferences, financial information, fingerprints and photos.

What is not personal information under the PPIP Act?

There are some kinds of information that are not personal information, these include:

- information about someone who has been dead for more than 30 years
- information about someone that is contained in a publicly available publication
- information or an opinion about a person's suitability for employment as a public sector official
- information about an individual that is contained in a public interest disclosure within the meaning of the Public Interest Disclosures Act 2022, or that has been collected while dealing with a voluntary public interest disclosure in accordance with that Act.

The Privacy and Personal Information Protection Regulation 2019 also lists other information that is not personal information, such as information about someone that is contained in:

- a document in a library, art gallery or museum for the purposes of reference, study or exhibition
- State records under the control of the NSW State Archives and Records
- public archives (within the meaning of the Copyright Act 1968 (Cth)).

Health Information

Health information is a more specific type of personal information and is defined in s6 of the HRIP Act. Health information can include information or an opinion about a person's physical or mental health or disability, or a person's express wishes about the future provision of their health services or a health service provided to a person.

Health information can include, for example, a psychological report, blood test or an x-ray, results from drug and alcohol tests, and information about a person's medical appointments, including diagnosis and medical and vaccination certificates. It can also include some personal information that is collected to provide a health service, such as a name and telephone number as well as healthcare identifiers, such as those used in the My Health Record System operated by the Commonwealth Government.

4.2 Why do we Collect Personal and Health Information?

Council collects personal information in a variety of ways in order to efficiently perform the services and functions we deliver to the City of Wollongong. Council assesses the level of personal information that is appropriate to be collected in relation to each function undertaken with a view to minimise the amount of such information we collect and manage.

Personal and health information may be collected from:

- members of the public
- NSW and Commonwealth public sector agencies
- businesses
- non-government organisations



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- employees
- medical professionals.

Contractors acting on Council's behalf may also collect personal information. Council includes clauses in its contracts that require contractors to comply with relevant privacy obligations.

Council has a range of functions involving the collection of personal / health information, including:

- levying and collecting rates
- providing services, for example, child-care, libraries and waste collection
- consultation with the community, businesses and other stakeholders
- assessing development and major project applications
- recording, investigating and managing complaints and allegations
- site inspections and audits
- incident management
- enforcing regulations and legislation
- issuing approvals, consents, licences and permits
- providing grant funding
- maintaining the non-residential register of electoral information
- employment practices, including assessing fitness for work.

4.3 How do we Collect Personal and Health Information?

Council collects personal information in a variety of ways including:

- incident reports
- medical assessment reports
- medical screening questionnaires
- submissions
- application forms
- CCTV footage
- financial transaction records
- contracts
- customer requests, enquiries and correspondence
- telematics
- web services and smart devices (the Internet of Things)
- contact tracing under NSW Public Health Orders
- Images, video footage and/or audio recordings from Council events, including Council meetings

Personal and health information may be collected electronically, via websites and social media, in writing, over the telephone and in person.

Council may collect personal information directly from you, or our contracted service providers providing services on behalf of Council may also directly collect this information from you.

Council will not collect personal information from third parties unless it is unreasonable or impracticable to do so. An individual may authorise collection from someone else or, in the case of information relating to a person under the age of 16 years, Council may collect the information from a parent or guardian. For example, from a parent or guardian about a child attending a Council program or facility.

Council will collect health information about an individual only from that individual, or with consent from the person concerned, unless it is unreasonable or impracticable to do so.

Unsolicited information



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Unsolicited information is personal, or health information provide to Council in circumstances where Council has not asked for or required the information to be provided. Such information is not deemed to have been collected by Council but the access, storage, use and disclosure Information Protection Principles in this Plan will apply to any such information, whilst Council continues to hold this information.

Personal information contained in petitions received in response to a call for submissions or unsolicited petitions tabled at Council meetings will be treated the same as any other submission and may be made available for release to the public.

If an individual voluntarily discloses personal or health information publicly at Council Meetings and it is recorded for the purposes of webcasting this information will not be deemed to have been collected by Council. Retention and use principles of this information will apply to such information in Council's possession; however, collection and disclosure Principles will not apply as the information was voluntarily disclosed with the prior knowledge that it would be recorded, broadcast via the internet to the public and made available by Council for public viewing.

Privacy Protection Notice

Under s10 of the PPIP Act, when we collect personal information from an individual, such as their name, address, telephone number or email address, Council must take such steps as are reasonable in the circumstances to ensure that, before the information is collected or as soon as practicable after collection, the individual is made aware of:

- the purposes for which the information is being collected
- the intended recipients of the information
- whether the supply of the information is required by law or is voluntary
- any consequences for the individual if the information (or any part of it) is not provided
- ways the individual can access and correct the information.

Where possible, individuals providing personal information will be given the opportunity to consent to the terms of the provision of the information via a Privacy Protection Notice. Privacy Protection Notices will be included on/in all relevant Council forms, documents and other records (e.g., electronic, digital) that request and/or collect personal and/or health information from individuals.

Council staff are encouraged to consult with the Privacy Officer to ensure that each collection of personal information, and any accompanying Privacy Protection Notice is appropriate and complies with our privacy requirements.

4.4 Personal and Health Information Held by Council

The following is a list of examples of the types of personal and health information and circumstances in which we may collect personal information in exercising Council functions:

Councillors

Council holds personal information concerning Councillors, such as:

- Personal contact information
- Banking and superannuation information
- Complaints and disciplinary matters
- Pecuniary interest returns
- Entitlements to fees, expenses and facilities.

Customers, ratepayers and residents

Council holds personal and health information in its records such as:

Rates records



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- Development applications and related submissions
- Library lending records and special needs statements
- Leases, licences and agreements
- Waste services records
- Customer requests
- Fitness testing records
- Burial and cremation records
- Financial records
- Donation, grant and sponsorship applications
- Photos of vehicle registration plates
- Responses to clean up notices regarding health issues
- Youth health information for excursions
- Membership, financial details, member fitness medical records Leisure Centres and Golf Clubs
- Childcare information, immunisation, illness and accident records
- Community service utilisation e.g., Community Transport
- Age & disability support records including health records
- Submissions and information collected as part of Council's community engagement and consultation activities
- Public access forum applications
- CCTV footage.

Employees, volunteers and contractors

The Council holds personal and health information concerning its employees, volunteers and contractors, such as:

- Personal contact information
- Recruitment material
- Pre-employment medical information
- Bank account details
- Wage and salary entitlements
- Leave and payroll data
- Employee immunisation records and medical certificates
- Medical information
- Disclosure of interest returns
- Workers' compensation investigations
- Public interest disclosure investigations
- Performance management information
- Disciplinary matters.

4.5 How we Manage Personal and Health Information Collected and Held by Council

As outlined elsewhere in this Plan Council collects and manages information from a wide variety of sources and will always do so in accordance with the PPIP Act. We also endeavour to make as much information available about collection of information, to individuals whose information we collect/hold, at the time of collection. Additional information is detailed below for services / functions that frequently collect personal information or manage significant amounts of personal information or data.

Requests for Service, Enquiries and Correspondence

Council receives a significant number of requests for service, as well as general enquiries and correspondence, and a certain amount of personal information is required to be collected to allow Council to perform these functions. These requests for service and enquiries are made by people:



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- over the phone (Council may record telephone conversations but we will tell you we intend to
 do so before recording, and you will have the option to decline recording. In addition Council
 utilises a voicemail service)
- in writing (e-mail, letter, fax, online form)
- in person (at Council's Customer Service Centre or other facilities).

Council determines the appropriate level of personal information to be collected for each type of service request and enquiry to allow sufficient information to be an accurate record of the issue and assistance given, but we will not collect unnecessary personal and/or health information.

If Council receives written correspondence, a full copy of whatever is sent is generally kept in Council's electronic document management system. The provision of any personal information is entirely voluntary, and in that respect personal information may be provided that is unsolicited.

Telephone conversations may on occasion be recorded, with your consent, If someone has an enquiry that cannot be answered straight away, a Council staff member will offer to take the person's name and telephone number or email address, so that another officer of Council can respond.

Complaints and Regulatory Functions

Council receives complaints from members of the public to investigate potential non-compliances with legislation, development consents, operating approvals etc. The majority of these investigations are handled in accordance with the relevant legislation governing Council's activities in particular functions.

Council recognises that some people may wish to remain anonymous, however, clear information regarding the consequences of remaining anonymous must be provided. For example, Council may not be able to properly investigate or consider a complaint or review a matter if sufficient information about the matter is not received.

To appropriately investigate most matters, Council officers may be required to collect personal information from those parties involved, including names and address, but may also involve detailed correspondence or witness statements for complicated matters. Council encourages those parties lodging complaints, correspondence and witness statements to limit personal information in those documents to the minimal amount necessary to explain the relevant situation.

Council endeavours to maintain the confidentiality of complainants wherever possible, however, at times Council may be required to provide personal information of complainants to other parties due to legislative or court requirements. If possible and appropriate, Council will make an individual aware of required disclosures of their personal information.

Development Assessment and Land Use Planning

. Any submissions made in relation to a notified development application are public documents, and other people can view them on request, so customers are advised to read Council's privacy statement before they comment on a development application. The up to date privacy statement is available on Council's website.

Council encourages those parties lodging submissions or giving feedback to limit personal information in those documents to the minimal amount necessary to explain the relevant situation.

Staff and Recruitment

Council collects personal and/or health information from staff members and external applicants as part of our recruitment process. Council will never ask for more personal information than is required for that purpose. Council will not retain additional information that may be provided by applicants that is not required for the purposes of the recruitment process.

Staff



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During the recruitment process and throughout employment, information (including personal and/or health information) is collected from staff members for various reasons, such as leave management, performance management, staff travel, workplace health and safety and to help Council to operate with transparency and integrity. Information collected by Council is retained, to the extent necessary and managed securely. In the exercise of its functions, Council collects and manages personal information about its staff including but not limited to:

- medical conditions and illnesses
- next of kin and contact details
- education
- performance and development information
- family and care arrangements
- · secondary employment
- · conflicts of interest
- banking details for payroll purposes
- employment history
- details and copies of licences essential to the performance of an officer's role

Recruitment

When individuals apply for jobs at Council, they will be required to provide Council with personal information, including their name, contact details and work history. Council discloses this information to the interview panel for that particular position in electronic or hard copy files. The personal information is only used for the purposes of the recruitment process. After recruitment, successful applicants are required to fill out various forms in order to commence employment at Council. These forms require further personal and health information, such as the applicant's bank account details, tax file number, gender status, Aboriginal and Torres Strait Islander status, emergency contacts and any disabilities (that they wish to disclose) that may seek accommodations for to assist with their work. These information in these forms is used for employment purposes, such as payroll and setting up personnel files and the information is retained in secure storage systems.

Visitors and members of the public (incl. QR Codes)

When consultants, contractors and members of the public visit a Council facility they may be required to sign into the premises. The record of entry maybe recorded in a physical sign-in register or via a digital QR Code check-in process. During periods of health emergencies, such as during a pandemic Council may provide check-in data for a facility to NSW Health, or any other relevant government agency, for the purposes of maintaining and supporting community health and safety. Council may restrict entry or refuse provision of a service if the check-in process is not observed. Any check-in data collected by Council will be held securely and destroyed on a regular basis in accordance with provisions under the *State Records Act 1998* and Council's Corporate Records Management Policy. During public emergencies any check-in data collected by any required government collection system will not be held by Council and will be held and stored by the relevant government agency.

Communications and stakeholder engagement

Subscriber, mailing and contact lists

Council offers residents and interested stakeholders the opportunity to stay up to date on the activities of Council via electing to subscribe to various newsletters, e-newsletters and mailing programs produced by Council. These services are on an opt-in basis and personal contact information is supplied to Council voluntarily by subscribers. No personal information is collected without consent and those who provide their information are advised as to how Council will manage it. The information generally collected includes names and email addresses and in some cases areas of interest.

The main lists that collect and hold personal information are:



Wollongong City Council

- Council e-news
- Botanic Garden
- · City Centre
- Business and Economic Development
- Community Events
- Have Your Say
- Jobs at Council
- Libraries
- Sport and Recreation
- Wollongong Art Gallery
- · Works and maintenance
- · Youth Services.

All lists are kept separate from each other and each is used solely for the purpose intended. Anyone can subscribe or unsubscribe themselves from newsletter lists or contact Council to change their details. Council does not destroy these lists; they are kept as long as they remain current. Individual entries are deleted upon request or if an error message is received in response to a Council communication.

Community engagement and public consultation

Council regularly undertakes public consultation to help guide our decision-making and the provision of services. Council conducts the majority of its public consultation activities via our "Join the Conversation" website. We collect information from you when you register to use this site. This includes your email address and additional demographic information as provided by you on the registration form. We collect information about your usage of the site, such as pages visited, documents downloaded, etc. We collect this information in order to:

- analyse and interpret it to help meet our objectives and obligations;
- communicate information to you about engagement opportunities, events and other initiatives;
 and
- respond to enquiries and otherwise engage with stakeholders.

Council Website and Service Providers

Council engages a number of third party providers who may provide software, website, internet services and computer systems through which Council may collect, store or process your personal information. On occasion our providers may have access to your personal information to facilitate services on behalf of Council. Council ensures that our providers adhere to the same legislative requirements in relation to Privacy as well as meet the requirements of this Plan, and where appropriate, relevant provisions are included in contracts with third parties to reinforce these requirements.

Cookies

Council uses 'cookie' technology to collect additional website usage data and to improve its services. A cookie is a small piece of text sent to your browser by Council's website. This helps your website to remember your preferences and it makes your next visit easier and the site more useful to you. Council uses cookies for the following purposes:

- to better understand how you interact with our services
- to monitor aggregate usage by our users and web traffic routing on our services
- to improve our services.

Most internet browsers automatically accept cookies. You can restrict that by editing your browser's options to stop accepting cookies or to prompt you before accepting a cookie from the websites you visit.



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Personal Contact Details

Council engages service providers who assist Council in the distribution and communication of a variety of Council communication requirements. These may include printing and distribution of Council rate notices and Council newsletters etc. To facilitate this our service providers are required to have access to personal information of residents and ratepayers to facilitate distribution of these materials on behalf of Council. Council ensures that our providers adhere to the same legislative requirements in relation to Privacy as well as meet the requirements of this Plan, and where appropriate, relevant provisions are included in contracts with third parties to reinforce these requirements.

Social Media

We use social networking services such as X (formerly known as Twitter), Facebook, YouTube and LinkedIn (among others), in addition to traditional methods, to connect with our audience. This allows Council to respond to customer enquiries in real time and promote Council services and facilities. Our use of social media sites also involves listening to social trends and issues that relate to Council services and events. We use various tools to view public social media and website commentary in which Council's accounts may not necessarily be tagged – and engage directly with members of the public to provide information or a better level of customer service. In doing so, we may temporarily collect and store personal information.

To protect privacy and the privacy of others, please do not include any personal information including phone numbers and email addresses when posting or commenting on Council social media accounts. Please do not share personal information about others. Any personal information collected by Council will be managed in accordance with this Plan. The social networking service will also handle your personal information for its own purposes. These sites have their own privacy policies and Council recommends that you read these also.

The Internet of Things

The Internet of Things (IoT) is a broad term that generally refers to physical devices connected to the internet that collect, share or use data. IoT devices and the data they collect can provide convenience, efficiency and insights into essentially every aspect of our world. For Council, in coming years, the IoT will provide many benefits and has the potential to generate great public value. These large collections of data can, in many cases, constitute personal, health and sensitive information.

Given the passive nature of many IoT devices it can be difficult for individuals to ascertain if their personal information is being collected by an IoT device. For example, if "smart bin" technology is introduced it is not possible to have a privacy collection notice on every bin in the city. Council will provide details of what data it collects and what the data will be used for and who it will be shared with, for future IoT devices as they are established. However, this will most likely occur via centralised methods, such as the Council website, rather than at each device or collection point. Council will not use any personal information without permission and will use collated and de-identified data instead.

Intelligent Defect Management

Council delivers thousands of kilometres of roads and footpaths for the community and ensuring that they remain safe and reliable for community use is a key focus of Council. Detecting and repairing defects like potholes, pavement cracking, damaged guardrails and fading line marking, is essential to achieving this. Traditionally defects in roads or footpaths are reported by the community or by council staff inspecting the network. As a result, defects are only known when they already pose a risk to the community.

Council has commenced using technology to assist with the early detection of road defects to improve maintenance planning, reduce risks for road and footpath users and ultimately assist Council to deliver better road and footpath infrastructure to the community.

Council uses cameras mounted on a number of Council vehicles to collect footage of roads and associated infrastructure. The footage is then analysed by artificial intelligence-based (AI) defect detection



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technologies using GPS data and pre-defined algorithms to identify assets and for detecting defects in those assets.

The raw footage collected by the cameras may inadvertently collect car licence plates and images of individuals in the vicinity of the cameras. If the AI technology detects a defect within an image, an algorithm blurs any faces or licence plates appearing in that image before storing that image for action to repair the defect in the road surface. All data and images are deleted after 3 months.

Unreasonable Conduct of Customers

Council has adopted an Unreasonable Conduct of Customers Framework. The framework outlines the steps Council will take in circumstances where customers exhibit unreasonable behaviour, and their conduct is significantly impacting the successful conduct of our work or negatively and unreasonably impacts on the health and wellbeing of our staff.

In circumstances where the conduct of customers harms the wellbeing of staff or an identified threat to the safety of staff exists Council may restrict or prohibit the customer from interacting with Council or with particular staff. In those circumstances Council may make the identity of the customer, and details of incidents of unreasonable conduct, known to relevant Council staff so as to protect their safety.

Section 18(1)(c) of the PPIP Act allows Council to disclose personal information in circumstances where Council believes on reasonable grounds that the disclosure is necessary to lessen a serious or imminent threat to the life or health of any person.

4.6 Public Registers

Under the PPIP Act a public register is a register of personal information that is required by law to be made, or is made, publicly available or open to public inspection. Enquiries about public registers can be made via Council's website.

Part 6 of the PPIP Act prevents Council employees from disclosing personal information held on public registers, unless the information is to be used for a purpose relating to the purpose of the register.



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Council's public registers include:

Register	Primary purpose of the Register is to:
Contracts Register	Identify all contracts over the value of \$150,000 entered into by Council
Development Contributions Register	Details of all contributions to Council required to be made by a developer of land with the Wollongong LGA
Graffiti Removal Register	Records the work carried out by Council under the Graffiti Control Act 2008
Investments Register	Details of all investments currently held by Council
Land register	Identify all land vested in Council, or under its control. The secondary purpose includes a consideration of public accountability as to the land held by Council.
Planning Agreements Register	Identify all agreements Council enters into with another party in relation to a proposed development
Public register of licences	Identify all licences granted under the <i>Protection of the Environment Operations Act</i> 1997.
Record of building certificates	Identify all building certificates.
Records of approvals	Identify all approvals granted under the LGA.
Record of impounding	Identify any impounding action by Council.
Register of disclosures of interests	Determine whether or not a Council official has a pecuniary interest in any matter with which the Council is likely to be concerned. There is a corresponding public accountability purpose and third-party access is a secondary purpose.
Register of consents and certificates	Identify applications for development consent and other approvals, confirm determinations on appeal and identify applications for complying development certificates.

Secondary purpose of all public registers

Due to the general emphasis on local government processes and information being open and accountable, it is considered that a secondary purpose for which all public registers are held by Council includes the provision of access to members of the public. Therefore, disclosure of specific records from public registers would normally be considered to be allowable under section 57 of the PPIP Act.

However, requests for access, copying, or the sale of the whole or a substantial part of a Public Register held by Council will not necessarily fit within this purpose. Council will make an assessment as to the minimum amount of personal information that is required to be disclosed with regard to any request and may seek a statutory declaration to satisfy itself as to the intended use of the information.

Suppression of personal information

Any person whose personal information is recorded in a public register has the right to request that their personal details be suppressed.



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Council will comply with the request if it is satisfied the person's safety or wellbeing would be affected by not suppressing the information. Applications to suppress personal details from a public register should be made in writing to the Public Officer.

4.7 How to access and amend personal information

Council ensures that people can access information we hold about them. People have a right to amend their own personal or health information.

How do I access my own personal or health information?

Individuals wanting to access Council's records to confirm or amend their own personal or health information, such as updating contact details can do so by contacting Council either in person or in writing. Council will take steps to verify the identity of the person requesting access to information.

How do I amend my own personal or health information?

Individuals wanting to a amend their own personal or health information must put the request to Council in writing. This application must contain the following information:

- The full name, date of birth and contact details of the person making the request
- State whether the application is under the PPIP Act or HRIP Act
- Explain what personal or health information the person wants to amend
- Confirmation of the applicant's identity.

Accessing or amending other people's personal or health information

Council is restricted from giving individuals access to someone else's personal and health information unless that person provides us with written consent. An "authorised" person must confirm their identification to act on behalf of someone else.

There may be other reasons Council is authorised to disclose personal and health information, such as in the event of a serious and imminent threat to the life, health and safety of the individual, to find a missing person or for compassionate reasons.

4.8 Data Breaches

A data breach occurs when there is a failure that has caused or has the potential to cause unauthorised access to Council's physical or electronic information or data, such as:

- accidental loss or theft of information or equipment on which such information is stored
- unauthorised use, access to or modification of data or information systems to gain unauthorised access or make unauthorised changes to data or information
- accidental or unauthorised disclosure of personal information (e.g., email containing personal information sent to incorrect recipient)
- personal information published or posted on Council's website without consent
- access to data by an authorised user for unauthorised reasons (e.g., an employee looking up information in a system for personal reasons in breach of the Code of Conduct)
- accidental disclosure of user login details through phishing
- malware infection
- disruption to or denial of IT services.

A data breach most commonly, but not exclusively, results in unauthorised access to, or the unauthorised collection, use, or disclosure of personal information.

How we will manage a data breach



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The Chief Digital and Information Officer will be promptly informed of any data breach and will assist in the assessment and management of the breach, including any reporting required under NSW's Mandatory Notification of Data Breach Scheme, in accordance with Part 6A of the PPIP Act.

Council will determine whether personal information has been accessed and/or disclosed to determine what response should be taken in accordance with legislated requirements. Council has an adopted Data Breach Response Policy and a Data Breach Public Notification Register, both of which are available to view on the Council website.

4.9 Review rights and the complaint process

Council encourages individuals to try to resolve privacy issues with us informally before going through the formal review process to allow speedier resolution of concerns. Any person who may have a privacy concern they can contact Council by phone for advice or for referral to the Privacy Contact Officer. Alternatively write or email Council with any concerns and Council will respond providing advice on the best course of action.

Internal Review

Individuals have the right to seek an internal review under Part 5 of the PPIP Act if they believe that the City has breached the PPIP Act or HRIP Act relating to their own personal and health information. Individuals cannot seek an internal review for a breach of someone else's privacy, unless they are an authorised representative.

An application for internal review must be made to Council in writing within 6 months of when the affected person first became aware of the conduct or decision that is the subject of the application.

How does the process of Internal Review operate?

In most circumstances the Council Public Officer will conduct the internal review. If the internal review is about the conduct of the Public Officer, the General Manager will appoint another person to conduct the internal review. The reviewing officer will refer to the Privacy Commissioner's guidance materials when carrying out an internal review.

Council will acknowledge receipt of an internal review within 5 working days and complete an internal review within 60 calendar days.

Once the review is completed, Council may take no further action, or it may do one or more of the following:

- make a formal apology
- take remedial action
- provide undertakings that the conduct will not occur again
- implement administrative measures to reduce the likelihood of the conduct occurring again

Within 14 days of completing an internal review, Council will notify the applicant of the following:

- the findings of the review
- the action proposed to be taken by Council and the reasons for taking that action (if any)
- the right of the applicant to have those findings, and Council's proposed action, administratively reviewed by the NSW Civil and Administrative Tribunal.

The role of the Privacy Commissioner in the review process

The Privacy Commissioner has an oversight role in how privacy complaints are handled and is entitled to make submissions to Council regarding internal reviews. If Council receives an internal review application, it will:

- notify the Privacy Commissioner of the application as soon as practicable
- keep the Privacy Commissioner informed of the progress of the internal review



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• inform the Privacy Commissioner of the findings of the review and the action proposed to be taken by Council in relation to the matter.

An individual can also make a complaint directly to the <u>Privacy Commissioner</u> about an alleged breach of their privacy.

External review by the NSW Civil and Administrative Tribunal (NCAT)

If the applicant disagrees with the outcome of an internal review or is not notified of an outcome within 60 days, they have the right to seek an external review and may make application to the NSW Civil and Administrative Tribunal (NCAT) for a review of Councils conduct.

An application for external review can only be made after an internal review has been completed and must be made within **28 days** from the date of the internal review decision.

4.10 Promoting Privacy

Compliance strategy

During induction, and on a regular basis, all employees will be made aware of this Plan, and it will be made available for viewing on Council's Intranet and Council's website.

Council officials will be regularly acquainted with the general provisions of the PPIPA and HRIPA Acts and, in particular, this Plan, the Information Protection Principles, the Public Register provisions, the Privacy Code of Practice for Local Government, and any other applicable Code of Practice.

Communication Strategy

Council will promote awareness of this plan and rights under PPIPA, HRIPA and this Plan to Council officials by:

- Providing an overview at inductions and including a copy of the plan in induction packs
- Publishing the plan on our internal and external websites
- Offering training sessions on a regular basis as required
- Providing specialised and on-the-job training to key groups
- Promoting the plan regularly though newsletters, all staff emails, online staff forums and initiatives such as Privacy Awareness Week.

Promoting the Plan to the Community

Council promotes public awareness of this Plan to the community by:

- Making it publicly available and publishing it on our website
- Writing the Plan in plain English
- Telling people about the Plan when they enquire about personal and health information
- Provide a link on our website to the Information & Privacy Commission website and distributing copies of literature available on that site
- Including privacy statements on application forms and invitations for community engagement
- Publishing a Privacy Handout advising how to access information on an individual's rights under PPIPA, HRIPA and this Plan.

4.11 Privacy Impact Assessments

Council will endeavour to take a 'privacy by design' approach to ensure compliance with privacy laws. Council will ensure that the privacy impacts of any new project or system development/implementation are thoroughly considered prior to implementation to allow issues of concern or risk to be addressed early in the process.



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Council will develop and implement an appropriate process for the assessment of privacy impacts of any new project or system development/implementation. The process will be guided by the NSW Privacy Commissioner's "Guide to Privacy Impact Assessments". A Privacy Impact Assessment shall be conducted whenever personal or health information will be collected, stored, used or disclosed in any project.

5 LEGISLATIVE REQUIREMENTS

This Privacy Management Plan addresses the requirements of the *Privacy and Personal Information Protection Act 1998* and the *Health Records and Information Privacy Act 2002*. Please refer to "Appendix A" for more information about NSW's privacy laws, the Information Protection Principles and how these directly relate to the activities of Council.

6 REVIEW

This Plan will be reviewed every three years from the date of adoption. It will be reviewed earlier if any legislative or administrative changes affect Council's management of personal / health information.

7 REPORTING

Section 54 of the PPIP Act requires Council, as soon as practicable after receiving an application for an internal privacy review, to notify the NSW Privacy Commissioner of the application, and keep the Commissioner informed of the progress of the internal review and inform the findings of the review and of the action proposed to be taken by the Council in relation to the matter.

The responsibility for providing such notifications to the NSW Privacy Commissioner lies with the Manager Customer and Business Integrity as Council's Privacy Contact Officer.

8 ROLES AND RESPONSIBILITIES

The Manager Customer and Business Integrity, as the appointed Privacy Contact Officer, will be the Responsible Officer for the Policy and will coordinate the following functions in relation to the Policy:

- Maintaining appropriate records relating to the Privacy Management Plan and its application
- Keeping the Plan current, and undertaking regular reviews of both the Plan and associated procedures
- Train and educate relevant employees with respect to the Plan and privacy in general and ensure documents, tools, templates and user guides are current and readily available.
- Provision of advice and ensuring adherence with the Plan and relevant legislation.

General Manager

The General Manager has the responsibility for appointing an appropriate officer as Council's Privacy Contact Officer to manage the day-to-day activities in relation to the appropriate collections, use and storage of personal and private information of customers and ratepayers. As at the adoption of this Plan the Manager Customer and Business Integrity is the appointed officer of Council to fulfill the duties of the Privacy Contact Officer. The Manager Customer and Business Integrity also holds the position of Council's Public Officer.

Chief Digital and Information Officer

The Chief Digital and Information Officer shall prepare an appropriate process for the assessment of privacy impacts of any new project or system development/implementation. The process should be guided by the NSW Privacy Commissioner's "Guide to Privacy Impact Assessments". A Privacy Impact Assessment shall be conducted whenever personal/health information will be collected, stored, used or disclosed in a project.



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Divisional Managers

Divisional Managers are responsible for ensuring their Division adheres to the requirements of this Plan and provide guidance in respect of the importance of protecting the privacy and the personal information of customers and ratepayers collected and held by Council.

Divisional Managers should ensure that the privacy impacts of any new project or system development/implementation are thoroughly considered prior to implementation to allow issues of concern or risk to be addressed early in the process. Divisional Managers are to ensure that any adopted Privacy Impact Assessment process or procedure is followed whenever personal or health information will be collected, stored, used or disclosed in a project.

In addition, Divisional Managers will ensure that internal staff management practices align with the requirements of this plan as they relate to the collection, storage and distribution of personal and health information of their employees.

Staff

Staff shall adhere to the requirements of this Plan and be cognisant of the significant impact that can occur to individuals if their privacy is breached in any way or their personal information is not handled in accordance with this Plan and relevant legislation.

Staff should only access the personal information of a customer or ratepayer if it is a direct requirement of their role and should never release personal or private information to another person without prior approval by their supervisor. If any doubt exists in relation to any privacy issue, including appropriateness of collecting, using or sharing personal and private information than staff should contact the Privacy Contact Officer immediately for direction.

9 RELATED POLICIES & PROCEDURES

Code of Conduct
CCTV Policy and Code of Practice
Compliance and Enforcement Policy
Corporate Records Management Policy
Data Breach Response Policy
Information Classification and Handling Standard

10 CONTACT DETAILS

For assistance in understanding the processes under the PPIPA and HRIPA, please contact Council's Privacy Contact Officer or the Information & Privacy Commission.

All communication should be addressed to:

The Privacy Contact Officer Wollongong City Council

Locked Bag 8821, Wollongong DC NSW 2500

Phone: 02 4227 7111

Email: Council@wollongong.nsw.gov.au Website: www.wollongong.nsw.gov.au

Information & Privacy Commission

GPO Box 7011 SYDNEY NSW 2001 Phone: 1800 472 679

Email: ipcinfo@ipc.nsw.gov.au
Web: www.ipc.nsw.gov.au

NSW Civil and Administrative Tribunal (NCAT)

Level 10, John Maddison Tower 86-90 Goulburn Street SYDNEY NSW 2000

Phone 02 9377 5859 Or 1300 006228



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APPROVAL AND REVIEW		
Responsible Division	Customer and Business Integrity	
Date/s adopted	EMC	Council
Date of previous adoption	19 April 2021	
Date of next review	June 2027	



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APPENDIX A: ABOUT NSW'S PRIVACY LAWS

This section contains a general summary of how the Council must manage personal and health information under the PPIP Act, the HRIP Act and other relevant laws. For more information, please refer directly to the relevant legislation or contact the Council.

The PPIP Act and personal information

The PPIP Act sets out how the Council must manage personal information.

About personal information

Personal information is defined in s4 of the PPIP Act and is essentially any information or opinions about a person where that person's identity is apparent or can be reasonably ascertained. Personal information can include a person's name and address, details about their family life, their sexual preferences, financial information, fingerprints and photos.

There are some kinds of information that are not personal information, such as information about someone who has been dead for more than 30 years, information about someone that is contained in a publicly available publication, or information or an opinion about a person's suitability for employment as a public sector official. Health information is generally excluded here as it is covered by the HRIP Act.

Information Protection and Health Privacy Principles

This section contains a general summary of how we must manage personal and health information under the PPIPA and HRIPA and other relevant laws.

PPIPA provides for the protection of personal information by means of 12 Information Protection Principles and HRIPA provides for the protection of health information by means of 15 Health Information Protection Principles.

Council complies with the Information Protection Principles (IPPs) prescribed under PPIPA and Health Privacy Principles (HPPs) prescribed under HRIPA as follows:

IPP 1 & HPP 1 Lawful Collection

Council will only collect personal and/or health information for a lawful purpose as part of its proper functions. Council will not collect any more information than is reasonably necessary to fulfil its proper functions.

Such personal and health information may include names, residential address, phone numbers, email addresses, signatures, medical certificates, photographs and video footage (CCTV).

Anyone engaged by Council as a private contractor or consultant that involves the collection of personal and health information must agree to be bound not to collect personal information by any unlawful means.

Any forms, notices or requests by which personal and health information is collected by Council will be referred to the Privacy Contact Officer prior to adoption or use.

IPP 2 & HPP 2 Direct Collection

Personal information will be collected directly from the individual, unless that person consents otherwise. Parents or guardians may give consent for minors. Health information will be collected directly from the person concerned, unless it is unreasonable or impracticable to do so.

Collection may occur via phone, written correspondence to Council, email, facsimile, Council forms or in person.

The Code makes provision for Council to depart from this principle where indirect collection of personal information is reasonably necessary when an award, prize, benefit or similar form of personal recognition is intended to be conferred upon the person to whom the information relates.



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Council may collect personal information from other public sector agencies in respect of specific statutory obligations where it is authorised by law to do so.

PIPPA permits non-compliance with this principle if Council is exercising complaint handling, investigative functions or is authorised or required not to comply with the principle under any Act or law.

IPP 3 & HPP 3 Requirements when collecting

Council will inform individuals that their personal information is being collected, why it is being collected and who will be storing and using it. Council will also inform the person how they can view and correct their information.

A Privacy Statement is published on Council's website, intranet, included on forms where personal or health information is collected and available as a handout to the public.

Council will inform persons why health information is being collected about them, what will be done with it and who might see it. Council will also inform the person how they can view and correct their health information and any consequences if they do not provide their information. If health information is collected about a person from someone else, reasonable steps will be taken to ensure that the person has been notified as above.

IPP 4 & HPP 4 Relevance of collection

Council will seek to ensure that personal and health information collected is directly relevant to its functions, is accurate, and is up-to-date and complete. The collection will not be excessive or intrude into the personal affairs of individuals.

Council will in normal circumstances rely on the individual to supply accurate, complete information, although in special circumstances some verification processes may be necessary.

IPP 5 & HPP 5 Secure storage

Council will store personal and health information securely, for no longer than as required by the General Retention and Disposal Authorities for Local Government Records issued by State Records Authority of NSW. It will then be disposed of appropriately. It will be protected from unauthorised access, use or disclosure by application of appropriate access levels to Council's electronic data management system and staff training.

If it is necessary for the information to be given to a person in connection with the provision of a service to the Council (e.g., consultants and contractors), everything reasonably within the power of the Council is done to prevent unauthorised use or disclosure of the information.

IPP 6 & HPP 6 Transparent access

Council will provide reasonable detail about what personal and/or health information is stored on an individual. Council stores information for the purpose of carrying out its services and functions and in order to comply with relevant records keeping legislation.

Individuals have a right to request access to their own information to determine what, if any information is stored, how long it will be stored for and how it is stored (e.g., electronically with open or restricted access to staff, in hard copy in a locked cabinet etc).

Where Council receives an application or request by a person as to whether Council holds information about them, Council will undertake a search of its records to answer the enquiry. Council may ask the applicant to describe what dealings the applicant has had with Council in order to assist Council to conduct the search. Council will ordinarily provide a response to applications of this kind within 28 days of the application being made.



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Council will issue a statement to be included on its website and in its Annual Report concerning the nature of personal information it regularly collects, the purpose for which the personal information is used and an individual's right to access their own personal information.

IPP 7 & HPP 7 Access to own information

Council will ensure individuals are allowed to access their own personal and health information without unreasonable delay or expense.

Compliance with this principle does not allow disclosure of information about other people. If access to information that relates to someone else is sought, the application must be made under the GIPA Act.

Where a person makes an application for access under the PPIPA and it is involved or complex, it may be referred, with the written consent of the applicant, as an application under the GIPA Act.

IPP 8 & HPP 8 Right to request to alter own information

Council will, at the request of a person, allow them to make appropriate amendments (i.e., corrections, deletions or additions) to their own personal and health information so as to ensure the information is accurate, relevant to the purpose for which it was collected, up to date and not misleading.

Changes of name, address and other minor amendments require appropriate supporting documentation. Where substantive amendments are involved, an application form will be required, and appropriate evidence must be provided as to why the amendment is needed.

If Council is unable to amend or delete the personal information a statement can be attached in such a manner as to be read with the information.

IPP 9 & HPP 9 Accurate use of information collected

Council will take all reasonable steps necessary to ensure personal and health information is accurate, relevant and up to date before using it.

Council will consider the age of the information, its significance, the likelihood of change and the particular function for which the information was collected.

IPP 10 & HPP 10 Limits to use of information collected

Council will only use personal and health information for the purpose for which it was collected, for a directly related purpose or for a purpose for which a person has given consent. It may also be used without consent in order to deal with a serious and imminent threat to any person's life, health or safety, for the management of a health service, for training, research or to find a missing person.

Additionally, Council may use personal information to exercise complaint handling or investigative functions. The Code makes provision that Council may use personal information for a purpose other than the purpose for which it was created in the following circumstances:

- Where the use is in pursuance of Council's lawful and proper function/s and Council is satisfied that the personal information is reasonably necessary for the exercise of such function/s.
- Where personal information is to be used for the purpose of conferring upon a particular person, an award, prize, benefit or similar form of personal recognition.

IPP 11 & HPP 11 Restricted and Limited disclosure of personal and health information

Council will only disclose personal and health information with the individual's consent or if the individual was told at the time of collection that it would do so. Council may also disclose information if it is for a related purpose, and it considers that the individual would not object.

Personal and health information may also be used without the individual's consent in order to deal with a serious and imminent threat to any person's life, health, safety, for the management of a health service, for training, research or to find a missing person.



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PPIPA permits non-compliance of this principle if the disclosure is in relation to a complaint that is made to or referred from an investigative agency.

PPIPA permits non-compliance where a disclosure is to be made to a public sector agency under the administration of the Minister for Local Government (e.g., the Office of Local Government) if the disclosure is for the purposes of informing that Minister about any matter within that administration, or by a public sector agency under the administration of the Premier if the disclosure is for the purpose of informing the Premier about any matter.

IPP 12 Special limits on disclosure

Council will not disclose sensitive personal information without consent unless it is necessary to prevent a serious and imminent threat to the life or health of an individual, in relation to the following:

- Ethnic or racial origin.
- Political opinions.
- Religious or philosophical beliefs.
- Trade union membership.
- Health or sexual activities.

Council will not disclose this information to any person or body who is in a jurisdiction outside New South Wales unless:

- A relevant privacy law that applies to the personal information concerned is in force in that iurisdiction.
- The disclosure is permitted under a Privacy Code of Practice.
- Council is requested by a potential employer outside NSW, it may verify that a current or former employee works or has worked for Council, the duration of that work, and the position occupied during that time. This exception shall not permit Council to give an opinion as to that person's suitability for a particular position with any potential employer unless Council is satisfied that the person has provided their consent for Council to provide a reference, which may include an opinion as to that person's suitability for the position for which he/she has applied.

Specific Health Information Privacy Principles

Health information includes information or an opinion about the physical or mental health or a disability of an individual and includes personal information about:

- A health service provided, or to be provided, to an individual.
- An individual's express wishes about the future provision of health services.
- Information collected in connection with the donation of human tissue.
- Genetic information that is or could be predictive of the health of an individual or their relatives or descendants.

Health information is given a higher level of protection regarding use and disclosure than is other personal information. In addition to the principles, above, the following four additional principles apply specifically to health information:

HPP 12 Unique Identifiers

Council will only assign identifiers to individuals if the assignment of identifiers is reasonably necessary to enable the Council to carry out any of its functions efficiently.

HPP 13 Anonymity

Wherever it is lawful and practicable, individuals must be given the opportunity to not identify themselves when entering into transactions with or receiving any health service(s) from Council.



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HPP 14 Transborder data flow

Council will not transfer health information out of NSW without the individual's consent unless:

- Council is unable to obtain consent; it is of benefit to the individual and that they would likely give it.
- It is necessary for a contract with a third party.
- To help prevent a serious and imminent threat to life, health or safety of individuals.
- It is permitted by an Act or other law.
- The recipient is subject to protection laws similar to the HRIPA.

HPP 15 Cross-organisational linkages

Council does not participate in a system to link health records across more than one organisation at this time. If Council decided to use a system like this in the future, Council would make sure that the individual to whom the health information relates expressly consents to the link.

How the Privacy Code of Practice for Local Government affects the Information Protection Principles

With regard to IPPs 2, 3, 10 and 11, the Code makes provision for Council to depart from these principles where the collection of personal information is reasonably necessary when an award, prize, benefit or similar form of personal recognition is intended to be conferred upon the person to whom the information relates.

With regard to IPP 10, in addition to the above, the Code makes provision that Council may use personal information for a purpose other than the purpose for which it was collected where the use is in pursuance of Council's lawful and proper function/s and Council is satisfied that the personal information is reasonably necessary for the exercise of such function/s.

With regard to IPP 11, in addition to the above, the Code makes provision for Council to depart from this principle in the circumstances described below:

- 1 Council may disclose personal information to public sector agencies or public utilities on condition that:
 - i The agency has approached Council in writing.
 - ii Council is satisfied that the information is to be used by that agency for the proper and lawful function/s of that agency, and
 - iii Council is satisfied that the personal information is reasonably necessary for the exercise of that agency's function/s.
- Where Council is requested by a potential employer, it may verify that a current or former employee works or has worked for Council, the duration of that work, and the position occupied during that time. This exception shall not permit Council to give an opinion as to that person's suitability for a particular position with any potential employer unless Council is satisfied that the person has provided their consent for Council to provide a reference, which may include an opinion as to that person's suitability for the position for which he/she has applied.

Offences

Offences can be found in Part 8 of the HRIP Act. It is an offence for Council to:

- intentionally disclose or use any health information about an individual to which the official has or had access to in the exercise of their official functions
- offer to supply health information that has been disclosed unlawfully



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- attempt to persuade an individual to refrain from making or to withdraw an application pursuing a request for access to health information or a complaint to the Privacy Commissioner or Tribunal
- by threat, intimidation, or false representation require another person to give consent or to do, without consent, an act for which consent is required.

Government Information (Public Access) Act 2009 (GIPA Act) and Government Information (Public Access) Regulation 2018

The GIPA Act provides a mechanism to access your personal information or other information. An application can be made to Council to access information that Council holds. Sometimes, this information may include personal and/or health information.

If a person has applied for access to someone else's information, Council will take steps to consult with people who might have concerns regarding disclosure of their personal information. Council will provide notice of the decision to ensure that people who might want to object to the release of information have time to apply for a review of the decision to release information.

State Records Act 1998 and State Records Regulation 2015

This law sets out when Council can destroy its records. It also authorises the State Records Authority to establish policies, standards and codes to ensure that NSW public sector agencies, including Councils, manage their records appropriately.



ITEM 7 POST EXHIBITION - CLEVELAND ROAD PLANNING PROPOSAL PHASE 2B

On 19 July 2021, Council resolved to commence the preparation of a Planning Proposal for a large portion of Stage 3 of the West Dapto Urban Release Area, centred on Cleveland Road. The Planning Proposal has been progressed in multiple phases.

Phase 1 of the land rezoning was notified on 15 March 2024 as Wollongong Local Environmental Plan 2009 (Amendment No.55). It rezoned RU2 Rural Landscapes to urban, recreation and conservation zones to facilitate delivery of an estimated at 2,275 dwellings. Phase 2 of the land rezoning was finalised by Council on 6 May 2024 and referred to the Department of Planning, Housing and Infrastructure to further amendment the Wollongong Local Environmental Plan 2009.

As part of the 6 May 2024 Council resolution, the rezoning of certain land was deferred to allow further consideration of flood impacts.

Phase 2b of the Planning Proposal relates to part of the deferred lands (Lot 401 DP 1254873). This report considers the results of the updated flood study information for Lot 401 DP 1254873 and recommends that Phase 2b of the Planning Proposal be progressed as outlined in this report.

RECOMMENDATION

The Planning Proposal for Phase 2b of the Cleveland Road precinct, Cleveland for Lot 401 DP 1254873 (Attachment 2) be progressed to finalisation and referred to the NSW Department of Planning, Housing and Infrastructure for review and the preparation of an amendment to the Wollongong Local Environmental Plan (LEP) 2009.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Location and Current Zoning
- 2 Adopted Zoning May 2024
- 3 Proposed Revised Zoning

BACKGROUND

West Dapto Release Area

The West Dapto Urban Release Area (WDURA) covers an area of approximately 4,700 hectares and is currently proposed to house a population of 56,500 people in an additional 19,500 dwellings. To support jobs in the region an additional 175 hectares of employment lands will be created when fully developed.

West Dapto is the last remaining area for large scale urban development in the Wollongong Local Government Area. The NSW Department of Planning, Housing and Infrastructure (DPHI) has identified West Dapto as a priority urban release area to provide housing supply for the expected population growth. The WDURA is identified in the Illawarra Shoalhaven Regional Plan 2041 as being within the West Lake Illawarra Growth Area.

Stages 1 and 2 of the WDURA were rezoned in 2010. The first two stages (estimated 6,346 lots) are now significantly progressed with 11 Neighbourhood Plans approved (4,557 lots), and another draft Neighbourhood Plans under assessment (1,564 lots). Development Consents for a total of 2,382 lots have been granted for land subdivision within the first two stages.

Subsequently, Stage 5 (Yallah / Marshall Mount) and parts of Stages 3 (Stockland Stage 3 and Cleveland Road phase 1) and Stage 4 (Huntley) have been rezoned to permit urban development. There is a development capacity of approximately 14,255 lots, of which some 8,000 lots can be serviced and some 5,200 lots have had Neighbourhood Plans approved. Since 2010, approximately 2,400 lots have been developed and released for housing.



Cleveland Road Planning Proposal

In October 2020 a Planning Proposal request was lodged for the Cleveland Road precinct. The Planning Proposal request sought to rezone the land from RU2 Rural Landscapes to residential, retail, employment, recreation and conservation zones.

On 19 July 2021, Council considered a report on the preliminary assessment of the Planning Proposal request. Council resolved to commence the preparation of a Planning Proposal subject to several recommendations for additional information.

The Planning Proposal was exhibited from 14 September to 28 October 2022.

On 27 November 2023, Council considered the post exhibition report, submissions received and resolved to adopt Phase 1 of the Planning Proposal for the Cleveland Road precinct, Cleveland for finalisation. Council resolved to progress the main portion of the Planning Proposal (Phase 1) to the NSW Department of Planning and Environment for review and the preparation of an amendment to the Wollongong Local Environmental Plan (LEP) 2009, while deferring progression of lands near Mullet Creek and its tributaries due to unresolved flood implications.

Wollongong Local Environmental Plan (LEP) 2009 (Amendment No. 55) was notified on 15 March 2024 and will enable some 2,275 lots to be developed.

Council officers continued to work with the applicant group to resolve the outstanding flooding outcomes within the deferred lands. Phase 2 rezoning was reported to Council for determination on 6 May 2024. Council resolved to progress the majority of phase 2 to finalisation. The Planning Proposal package is with the NSW Department of Planning, Housing and Infrastructure for review and the preparation of an LEP amendment.

The broader Cleveland Road Planning Proposal was supported by a catchment-wide flood study which demonstrated at a catchment scale what land could be developed and what land was required to manage flood impacts.

At the meeting, Council resolved to defer three sites which required more detail work on flooding and demonstration that they could be developed in isolation, rather than relying of upstream / catchment flood mitigation works. One of the sites was Lot 401 DP 1254873 (Attachment 1), which is located on the northeastern side of Fairwater Drive, and to the west of Fowlers Road. It has a site area of 13.86 hectares and is currently zoned a mixture of E3 Productivity Support, C2 Environmental Conservation and RU2 Rural Landscapes.

This report addresses Lot 401 DP 1254873. The issues associated with the broader rezoning of the Cleveland Road precinct have been addressed in the previous reports.

PROPOSAL

The zonings and planning controls of the deferred Lot 401 DP 1254873 have been revisited as part of the Phase 2b progression of the Planning Proposal. Additional flood assessment information has been submitted on behalf of the property owners.

On 21 and 26 June 2024, Council received additional flood information for Lot 401 DP 1254873. The additional information has been reviewed by Council officers. The information has demonstrated that the land can be developed in isolation, while achieving the necessary cut and fill balance to address flooding. There are some limitations, as any development done in isolation from other properties' flood mitigation, would need to meet stay-in-place evacuation criteria. Some buildings may need to be built on piers to avoid further filling within the floodplain. Also, some land uses normally permissible within the E3 Productivity Support zone would not be able to be approved through development application processes.

Existing clause 5.22 of Wollongong Local Environmental Plan 2009 includes provision relating to special flood considerations that will apply to sensitive and hazardous development on this property. Sensitive and hazardous development includes, amongst other uses, early education and care facilities, group homes, hazardous industries and storage facilities, hospitals, seniors housing and respite day care centres. Development consent will not be able to be granted to these uses on the property unless Council has considered safe occupation and evacuation, risk to life during a flood event and any adverse environment impact in the event of a flood.



In general, the findings of the additional report are supported and enable the clarification of the boundary between urban lands (E3 zone) and flood prone lands / riparian areas (C3 zone). The concept layout includes landform modification that will raise flood prone lands above the design flood event (DFE) and probable maximum flood (PMF) levels. The revised proposed zoning for the site will need to avoid the floodway portion in northwest corner of the proposed development area. There will need to be further work, either in neighbourhood planning or master planning of the site to ensure buildings can be constructed without further loss of flood storage and to ensure that the interface/design issues are satisfactory.

CONSULTATION AND COMMUNICATION

The Cleveland Road Planning Proposal was exhibited from 14 September to 28 October 2022. Consultation on the additional Aboriginal heritage work occurred from 2 June to 3 July 2023.

The exhibition page on Council's website received 255 views and 483 documents were downloaded. There were no submissions made through Council's engagement webpage.

Nineteen submissions were received and reported to the Council meeting on 27 November 2023.

No further exhibition has been undertaken given the deferred area related to resolution of technical issues raised in the formal exhibition period.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1. It specifically delivers on the following –

Community Strategic Plan 2032		Delivery Program 2022-2026	
	Strategy	Service	
Wollongong	e unique character of the g Local Government Area, whilst levelopment, population growth and eds.	Land Use Planning	

The draft Planning Proposal is broadly consistent with –

- Council's West Dapto Vision (2018). The site is part of the West Dapto urban release area and is recognised as a major regional urban release area. The Vision estimates that the urban release area would potentially provide 19,500 dwellings (and a population of over 56,000 people). The Vision seeks to concentrate higher densities around centres and public transport nodes and colocate compatible land uses to reduce reliance on private vehicles. The Vision indicates that the precinct is intended to have a village centre, 2-5ha neighbourhood park and is located next to an identified district park. The Vision also recognises that community facilities, schools and childcare are an important component of a strong, healthy and well-connected community.
- Ministerial Direction 4.1 Flood Prone Land This Ministerial Direction applies to the Planning Proposal.

The objectives of Direction 4.1 are -

- to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005,
- to ensure that the provisions of an LEP on flood prone land is commensurate with the flood hazard and includes consideration of the potential flood impacts both on and off the subject land.



Ministerial Direction requirement		Comment	
A planning proposal must not rezone land within the flood planning area from recreation, rural, special purpose or conservation zones to a residential, employment, mixed use, W4 working waterfront or special purpose zones.		Comment – Proposal will rezone rural land to E3 Productivity Support which is considered Employment	
	lanning proposal must not contain provisions apply to the flood planning area which -		
(a)	permit development in floodway areas,	(a) No areas are floodway. See recommendation to exclude small section of land defined as floodway	
(b)	permit development that will result in significant flood impacts to other properties,	(b) Proposal does not result in significant impacts elsewhere	
(c)	permit development for the purposes of residential accommodation in high hazard areas,	(c) Not proposed	
(d)	permit a significant increase in the development and/or dwelling density of that land,	(d) Will result in a significant increase in employment development density on the land.	
(e)	permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate,	(e) Some of these uses are permissible within the proposed E3 zone. However, existing clause 5.22 of the Wollongong Local Environmental Plan 2009 will prevent consent being granted for such a use on this property unless safe occupation and evacuation, risk to life and environmental effects are considered.	
(f)	permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent	(f) Not proposed	
(g)	are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or	(g) This is difficult to quantify. Under Wollongong DCP 2009 Chapter E13, development in the low flood risk precinct is possible subject to appropriate design and controls (noting the comment above about critical facilities). The precinct adjoins Fairwater Drive and Fowlers Road which are flood accessible roads.	
(h)	permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.	(h) Given the land zoning change proposed will involve productivity support uses, this may include uses that store hazardous goods or materials. However, existing clause 5.22 of the Wollongong Local Environmental Plan 2009 will prevent consent being granted for such a use on this property unless safe occupation and evacuation, risk to life and environmental effects are considered.	



Ministerial Direction requirement Comment A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which -(a) No areas are floodway. See recommendation (a) Permit development in floodway areas. to exclude small section of land defined as floodway (b) Permit development that will result in (b) Proposal will not result in significant impact on significant flood impacts to other properties. others (c) Permit a significant increase in the dwelling (c) Residential dwellings not permissible in density of that land. proposed E3 zone (d) Proposal will permit Critical Facilities that (d) Permit the development of centre-based childcare facilities, hostels, boarding houses, cannot effectively evacuate. However, existing group homes, hospitals, residential care clause 5.22 of the Wollongong Local facilities, respite day care centres and Environmental Plan 2009 will prevent consent being granted for such uses on this property seniors housing in areas where the unless safe occupation and evacuation, risk to occupants of the development cannot effectively evacuate. life and environmental effects are considered. (e) Are likely to affect the safe occupation of and (e) Redevelopment of the land could provide safe efficient evacuation of the lot. occupation, but as isolated in the PMF evacuation not possible Are likely to result in a significantly increased This is difficult to quantify. Under Wollongong requirement for government spending on DCP 2009 Chapter E13, development in the low flood risk precinct is possible subject to emergency management services, and flood appropriate design and controls (noting the mitigation and emergency response measures, which can include but not limited comment above about critical facilities). The precinct adjoins Fairwater Drive and Fowlers road infrastructure, flood mitigation Road which are flood accessible roads. infrastructure and utilities. Indications are that redevelopment of the land For the purposes of preparing a planning proposal, the flood planning area must be (excluding critical facilities), could be undertaken consistent with the principles of the floodplain and be consistent with the recommended controls development manual 2005 or as otherwise in the Wollongong City Council Mullet Creek Flood Plain Management Study and Plan 2023, determined by a floodplain risk management however the Mullet Creek Study doesn't identify study or plan adopted by the relevant council. Lot 401 for redevelopment and modifications within the floodplain. In lieu of FRMSP, the landowners have provided site specific studies that identify key areas in the floodplain that would be modified.

Consistency

A planning proposal may be inconsistent with this direction only if the planning proposal authority can satisfy the Planning Secretary (or their nominee) that –

(a) The planning proposal is in accordance with a floodplain risk management study or plan adopted by the relevant council in accordance with the principles and guidelines of the Floodplain Development Manual 2005, or;

(a) Indications are that redevelopment of the land (excluding critical facilities). could undertaken and be consistent with the recommended controls in the Wollongong City Council Mullet Creek Flood Plain Management Study and Plan 2023, however the Mullet Creek Study doesn't identify Lot 401 for redevelopment and modifications within the floodplain. The landowners have provided site specific studies that identify key areas in the floodplain that would be modified.



Ministerial Direction requirement	Comment	
(b) Where there is no council adopted floodplain risk management study or plan, the planning proposal is consistent with the flood study adopted by the council prepared in accordance with the principles of the Floodplain Development Manual 2005, or	(b) Council has adopted the Mullet Creek Flood Plain Management Study and Plan 2023	
(c) The planning proposal is supported by a flood and risk impact assessment accepted by the relevant planning authority and is prepared in accordance with the principles of the Floodplain Development Manual 2005 and consistent with the relevant planning authorities' requirements, or	(c) The application is based on a study accepted by the planning authority being the Mullet Creek Flood Plain Management Study and Plan 2023 model.	
(d) The provisions of the planning proposal that are inconsistent are of minor significance as determined by the relevant planning authority.	(d) There are some areas of significance. While it is considered that redevelopment of the land could be undertaken and comply with the controls in Wollongong DCP 2009 Chapter E13 (such as buildings on piers in some areas if required for additional storage) as there is isolation risk, it is recommended that any rezoning excludes critical facilities such as; Centre-based child care facilities; Community facilities; education facilities; Respite day care centres;	

If the application to rezone the land is supported, it must -

- Exclude the floodway to the northwest of the site.
- Must be subject to further neighbourhood planning / master planning as there is some uncertainty regarding how the built form of future buildings can be undertaken without considering requirements for further loss of flood storage and or appropriate interface / design outcomes.

FINANCIAL IMPLICATIONS

The financial implications of the West Dapto Urban Release Area are significant and are subject to regular monitoring and modelling. Council has adopted the West Dapto Development Contribution Plan 2020 and has exhibited the draft West Dapto Development Contribution Plan 2024. The draft Plan will be reviewed by IPART and the Minister for Planning before it can be adopted. The Contribution Plan funds the provision of local infrastructure including Cleveland Road, bridges on key collector roads, bus shelters, footpaths, cycleways, drainage, parks and recreation area and land for community buildings. The Plan cannot fund community buildings.

In October 2023, the State Housing and Productivity Contribution replaced the West Lake Illawarra Special Infrastructure Contribution which is used to fund State infrastructure, such as major roads, public transport, schools and hospitals.

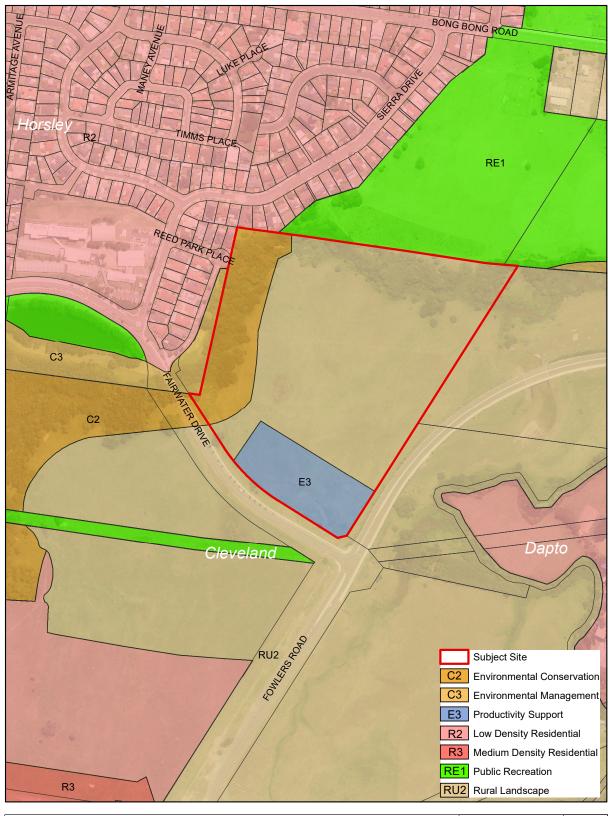
CONCLUSION

Part of the deferred land (Lot 401 DP 1254873) has strategic and site merit. The additional information provided by the proponent has demonstrated that the majority of the land is suitable for development, subject to an additional clause. Certain development types including Centre-based child-care facilities, Community facilities or Respite Day care centres must demonstrate that the evacuation criteria for flood evacuation can be met prior to the granting of any Development Consent.



It is recommended that the final amended Planning Proposal (Phase 2b) for the Cleveland Road precinct be forwarded to the NSW Department of Planning, Housing and Infrastructure for the rezoning to be made.



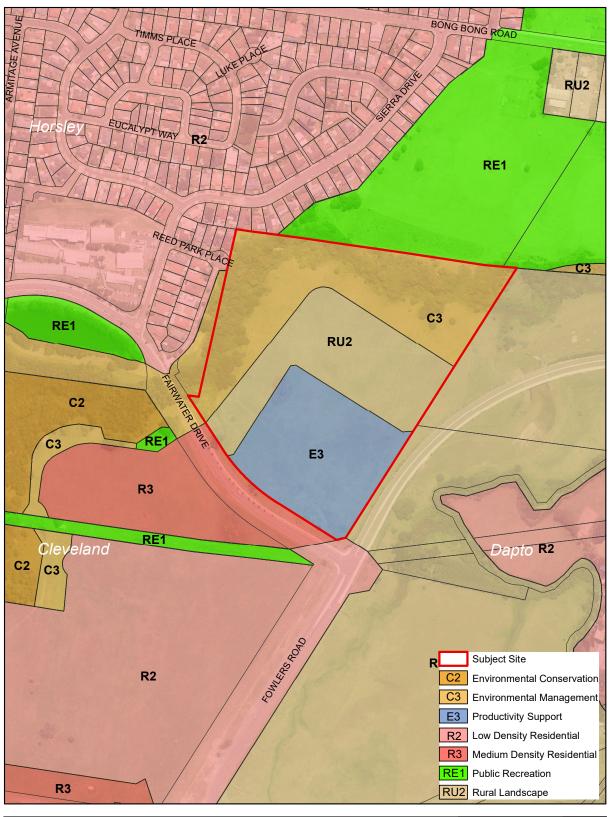




Fairwater Drive Location Plan - Exisiting Zoning

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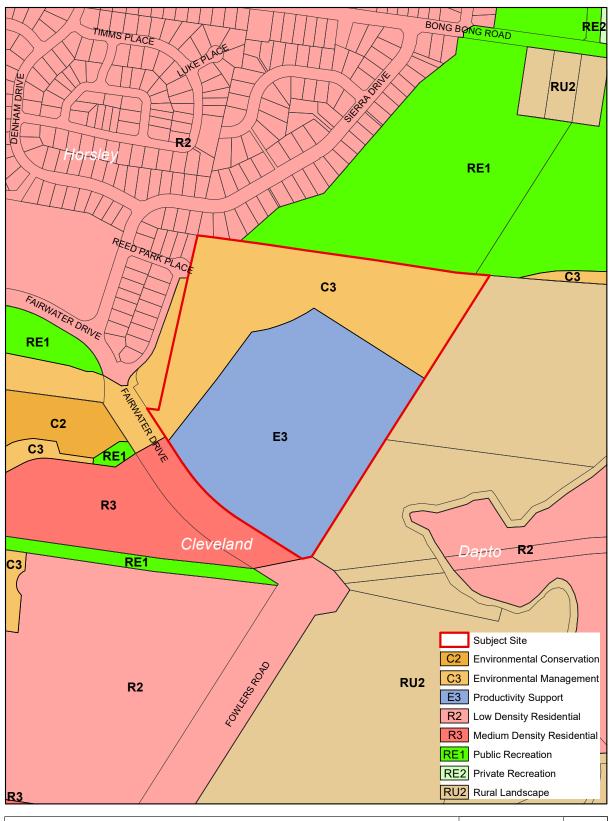




Fairwater Drive Location Plan Adopted Zoning under Phase 2

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Fairwater Drive Proposed Revised (Phase 2b) Zoning

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ITEM 8

POST EXHIBITION - WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2024

Development contributions are collected to help fund infrastructure that is required to meet the demand from new development. The current adopted Wollongong City-Wide Development Contributions Plan (2023) (Plan) came into force on 8 September 2023. The Plan is reviewed annually to reflect updates to Council's works program and any other required changes.

At its meeting on 24 June 2024, Council considered the draft 2024 Plan and resolved to exhibit the Plan for public comment. The draft 2024 Plan was exhibited from 1 July to 29 July 2024. Three (3) submissions were received. This report recommends that the Wollongong City-Wide Development Contributions Plan (2024) be adopted.

RECOMMENDATION

The Wollongong City-Wide Development Contribution Plan (2024) be adopted and a notice placed on Council's Public Notices webpage.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Wollongong City-Wide Development Contribution Plan 2024

BACKGROUND

Development Contributions

The *Environmental Planning and Assessment Act 1979* (Act) enables various mechanisms through which a Council can collect development contributions to fund local infrastructure required to meet the demand from new development.

Under Section 7.12 of the Act, contributions can be collected as 'fixed development consent levies' based on a percentage of the proposed cost of development.

On 1 March 2022, the *Environmental Planning and Assessment Regulation 2000* was replaced by the *Environmental Planning and Assessment Regulation 2021* (Regulation). Council's Plan has been updated to reflect the clause references in the new Regulation.

Clause 209 of the Regulation sets the maximum percentage that can be levied. For the Wollongong City Council Local Government Area (LGA) these are -

Where the proposed cost of carrying out the development is -

- Up to and including \$100,000 Nil.
- More than \$100,000 and up to and including \$200,000 0.5% of that cost.
- More than \$200,001 1% of that cost.

For land within the Wollongong City Centre B3 Commercial Core zone -

- Up to and including \$250,000 Nil.
- More than \$250,001 2%.

Contributions are applied towards the provision, extension or augmentation of public infrastructure across the contribution area, or towards the recoupment of these costs.

In February 2021, a new Practice Note for Section 7.12 development contributions was issued by the former NSW Department of Planning, Industry and Environment. In accordance with Clause 26(1) of the Regulation, the review of the Plan by staff has had regard to this Practice Note.



In February 2021, the Regulation was also amended to incorporate the following -

- Provide more detailed reporting requirements on receipt and expenditure of development contributions. The new reporting requirements commenced on 1 July 2022.
- Make documents and information more readily accessible on Council's website and the NSW Planning Portal.
- Update a reference in Clause 25K, replacing 'Wollongong City Centre Local Environmental Plan 2007' with 'Wollongong Local Environmental Plan 2009'.

Wollongong City-Wide Development Contributions Plan

The Wollongong Section 94A Development Contributions Plan initially came into force on 14 June 2006 when it repealed various Section 94 Contributions Plans. The Plan has been reviewed annually to reflect updates to Council's works program and any other required changes. Projects to be fully or partially funded through the contribution scheme are required to be listed in Schedules 5 and 6 and mapped in Schedule 7 of the Plan.

On 1 March 2018, the Act was amended, including a restructure and all sections were renumbered. Section 94A was renumbered to section 7.12.

On 23 July 2018, Council resolved to rename the plan to the Wollongong City-Wide Development Contributions Plan (2018). The Plan applies to the majority of the Wollongong City Council LGA, excluding the West Dapto Urban Release Area, where the West Dapto Development Contributions Plan (2020) currently applies. The current Plan came into force on 8 September 2023.

PROPOSAL

As a consequence of the exhibition, three (3) submissions were received. These are detailed as follows -

No	Submitter	Issues Raised	Response
1	NSW Rural Fire Service	Raises no concerns or issues in relation to bush fire.	Noted.
2	NSW State Emergency Service	There is a significant flash flood risk across the area to which this Contributions Plan applies, which should be considered during the assessment of any planning proposals or potential development.	Noted. The Development Contributions Plan is a funding instrument, and not an instrument to propose infrastructure upgrades. Council Development Assessments and Planning Proposals consider flooding as required.
3	Resident	Expand the Continental Pool and upgrade with new warm showers, as the current pool no longer meets the growing population.	Noted. The Development Contributions Plan is a funding instrument, and not an instrument to propose infrastructure upgrades. The submission has been passed on to the relevant Council team.

The exhibited draft 2024 Plan has been updated to reflect the Delivery Program 2022-2026 and Operational Plan 2024-2025 adopted by Council on 24 June 2024. All post-exhibition changes are shown in markup in Attachment 1 which include -

- Update of document control adding the final version of the 2024 Plan including the in force date 1 when the Plan is active and available on Council's website (expected to be 19 August 2024).
- 2 Schedule 3 - Works Schedule Summary. Updated to include the actual expenditure for the full financial year 2023/24 (the exhibited draft Plan only included figures up to April 2024 due to timing). Updates to include adopted changes to the Infrastructure Delivery Program and Operational Plan.



- 3 Schedule 4 Detailed Works Schedule Projects Proposed to Utilise Section 7.12 Funds. Updated to reflect changes to the Infrastructure Delivery Program and Operational Plan that have been made since the report was exhibited. Projects may have been removed or funding allocations changed due to changes in the proposed funding sources, such as grants. The project for the Warrawong Laneway Relocation and Carpark has been added.
- 4 Schedule 5 Detailed Funding Completed Projects that have included Section 7.12 Funds. Updated to include the expenditure for the full financial year 2023/24.
- 5 An updated maps to reflect the now included Warrawong Laneway Relocation and Carpark.

Contributions are allocated to a range of new infrastructure projects across 7 categories, as summarised in Table 1 below.

Table 1: Summary of Detailed Works Schedule – Projects proposed to utilise Section 7.12 funds (Schedule 4 of the draft Plan)

Category	2023-24	2024-25	2025-26	2026-27	Total	%
Roads and bridges	\$1,300,000	\$2,470,000	\$-	\$-	\$3,770,000	16.25%
Footpaths and cycleways	\$9,000	\$1,230,000	\$700,000	\$-	\$1,939,000	8.36%
Car parks	\$-	\$900,000	\$-	\$-	\$900,000	3.88%
Non-commercial buildings (e.g. community centres)	\$-	\$9,600,000	\$-	\$2,000,000	\$11,600,000	50.01%
Parks, gardens and sports fields	\$350,000	\$1,740,000	\$1,035,600	\$551,668	\$3,677,268	15.85%
Land acquisition	\$250,000	\$250,000	\$250,000	\$-	\$750,000	3.23%
Administration	\$133,242	\$137,239	\$141,407	\$145,648	\$557,536	2.40%
Total	\$2,042,242	\$16,327,239	\$2,127,007	\$2,697,316	\$23,193,804	100.00%

Infrastructure projects are funded from multiple sources, including development contributions, grant funding and general revenue. The funding spilt is allocated through the Infrastructure Delivery Program which forms part of the Operational Plan adopted by Council on 24 June 2024.

CONSULTATION AND COMMUNICATION

The draft 2024 Plan was exhibited from 1 July to 29 July 2024. Copies were available on Council's website and at Council's Administration Centre and libraries.

An advertisement was placed in the Illawarra Mercury on 1 July 2024. Notification emails outlining the public exhibition and methods of making a submission were sent to relevant stakeholders on 1 July 2024.

The exhibition webpage was viewed 86 times and the Council report and draft Plan downloaded 47 times.

The Works Schedule in the draft 2024 Plan has been updated in consultation with the Infrastructure Strategy and Planning Division. The update of the Plan has been discussed at the internal Development Contributions Coordination Group meetings. Internal feedback has shaped the draft Plan.

PLANNING AND POLICY IMPACT

The Plan is linked to the Our Wollongong Our Future 2032 Community Strategic Plan and Delivery Program 2022-2026 and Operational Plan 2024-2025 adopted by Council on 24 June 2024. Specifically, the contributions are used to fund or part fund infrastructure projects in the Infrastructure Delivery Plan. As the projects listed in the Infrastructure Delivery Program are updated annually, the Plan also needs to be updated annually. The Plan includes a 4-year work schedule that provides flexibility for infrastructure



projects to either be brought forward or delayed, depending on other issues such as the timing of approvals.

The report contributes to several Wollongong 2028 objectives as the Plan is aligned with the Infrastructure Delivery Plan and contributes to the funding required to implement the Delivery Program.

It also delivers on core business activities as detailed in the Land Use Planning Service Plan.

FINANCIAL IMPLICATIONS

Since 2006, Council has allocated \$54.7 million of developer contributions to a range of projects, as summarised in Table 2 below.

Table 2: Summary of Schedule 5 Detailed Funding Completed – Projects that include Section 7.12 Funds (Schedule 5 of the draft Plan)

Category	Total	%
Roads and Bridges	\$6,680,786	12.21%
Footpaths and Cycleways	\$14,462,354	26.43%
Car Parks	\$2,460,270	4.50%
Non-commercial Buildings	\$16,406,367	29.98%
Parks, Gardens and Sports Fields	\$6,670,765	12.19%
Land Acquisition	\$5,718,538	10.45%
Administration	\$2,330,552	4.26%
Total	\$54,729,632	100.00%

As from 30 June 2024, the net balance of Section 7.12 contributions held by Council was \$37.458 million. This includes \$28.899 million held in the City-Wide restricted account and a balance of \$8.560 million in the City Centre restricted account. The balance has been allowed to grow to enable the funds to be allocated to significant projects and future expenditure.

Income is forecast at approximately \$1.2 million per annum, although this is subject to variability depending on the commencement of development. The Affordable Housing development contribution exemption has been in place for approximately 11 months and to date has not impacted upon development contribution income. The financial impact will continue to be monitored.

The proposed Works Schedule for 2024-25 includes approximately \$2.042 million of expenditure, with an additional \$21.152 million over the following three years. Significant projects to be funded (partially or fully) include the Helensburgh Community Centre & Library, and the Southern Suburbs Library & Community Centre.

The income and expenditure will be monitored and reviewed on a regular basis.

CONCLUSION

The Wollongong City-Wide Development Contributions Plan is an important mechanism to assist with funding of public infrastructure within the City. The exhibited draft Plan has been updated to include the allocation for new projects with the adoption of the Delivery Program 2022-2026 and Operational Plan 2024-2025.

It is recommended that the Wollongong City-Wide Development Contributions Plan (2024) (Attachment 1) be adopted.





Wollongong City Council

Wollongong City-Wide Development Contributions Plan 2024







Rev No	Date	Revision Details	Typist	Author	Verifier	Approver
1	March 2006	Draft for exhibition (2006 version)	ZS	ZS	ZS	ZS
2	June 2006	In force (2006 version)	ZS	ZS	ZS	ZS
3	December 2006	Ministers Direction under S94E added	ZS	ZS	ZS	ZS
4	May 2007	Draft for exhibition (2007 version)	ZS	ZS	ZS	ZS
5	June 2007	In force (2007 version) Draft	ZS	ZS	ZS	ZS
6	May 2008	For exhibition (2008 version)	DG	DG	DG	DG
7	24 July 2008	In force (2008 version) Draft	DG	DG	DG	DG
8	28 July 2009	For exhibition (2009 version)	DG	DG	DG	DG
9	27 October 2009	Endorsed by Council	DG	DG	DG	DG
10	4 November 2009	In force (2009 version)	DG	DG	DG	DG
11	27 July 2010	Draft for exhibition (2010 version)	DH	DH	JB	RC
12	6 September 2010	In force (2010 version)	DH	DH	DG	DG
13	3 June 2011	Draft for exhibition (2011 version)	DH	DH	DG	DG
14	26 July 2011	In force (2011 version)	DH	DH	DG	DG
15	2 August 2012	Draft for exhibition (2012 version)	DH	DH	DG	DG
16	8 December 2012	In force (2012 version)	DH	DH	DG	DG
17	8 April 2013	Draft for exhibition (2013 version)	DH	DH	DG	DG
18	16 September 2013	In force (2013 version)	DH	DH	DG	DG
19	9 September 2014	Draft for exhibition (2014 version)	DG	DG	DG	DG
20	3 November 2014	In force (2014 version)	DG	DG	DG	DG
21	10 July 2015	Draft for exhibition (2015 version)	MH	MH	DG	DG
22	26 October 2015	In force (2015 version)	MH	MH	DG	DG
23	06 October 2016	Draft for Exhibition (2016 version)	BL	MH	DG	DG
24	19 December 2016	In force (2016 version)	BL	MH	DG	DG
25	8 May 2017	Draft for Exhibition (2017 version)	MB	MB	MH	DG
26	26 July 2017	In force (2017 version)	JP	MB	MB	DG
27	7 May 2018	Draft for exhibition (2018 version)	MB	MB	DG	DG
28	28 July 2018	In force (2018 version)	MB	MB	SH	DG
29	12 August 2019	Draft for exhibition (2019 version)	SH	SH	DG	DG
30	23 November 2019	In force (2019 version)	SH	SH	DG	DG
31	20 July 2020	Draft for exhibition (2020 version)	SH	SH	DG	DG
32	16 November 2020	In force (2020 version)	SH	SH	DG	DG
33	31 May 2021	Draft for Exhibition (2021 version)	SH	SH	DG	DG
34	2 August 2021	In force (2021 version)	SH	SH	DG	DG
35	6 June 2022	Draft for Exhibition (2022 version)	SH	SH	DG	DG
36	2 September 2022	In force (2022 version)	SH	SH	DG	DG
37	29 May 2023	Draft for Exhibition (2023 version)	SH	SH	DG	DG
38	8 September 2023	In force (2023 version)	SH	SH	DG	DG
39	24 June 2024	Draft for Exhibition (2024 version)	SH	SH	DG	DG
40	DATE	In force (2024 version)	SH	SH	DG	DG



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Wollongong City-Wide Development Contributions Plan (2024)

Part A - Schedules

Schedule 1 – City-Wide levy rates

In accordance with clause 209(2) of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), the rate of the levy for development carried out on land to which this Plan applies (excluding Wollongong City Centre Commercial Core - see Schedule 2) is calculated as follows:

Proposed cost of carrying out development (Determined in accordance with Clause 19 of this Plan)	Levy Rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5%
More than \$200,000	1%

2. Schedule 2 - Wollongong City Centre Commercial Core levy rates

In accordance with clause 209(1) of the EP&A Regulation, the rate of the levy for development carried out on land within the Zone E2 Commercial Centre in the Wollongong City Centre, as shown at Figure 2, is calculated as follows:

Proposed cost of carrying out development (Determined in accordance with Clause 19 of this Plan)	Levy Rate
Up to and including \$250,000	Nil
More than \$250,000	2%

This contribution provides funding towards the Special City projects originally nominated in the Civic Improvements Plan (2009) for the Wollongong City Centre, reproduced below. The timing of the implementation of the projects will be determined through Councils Management Plan process as funding permits, and then detailed in Part D Schedule 5.

Item	Cost Estimate (2009)
Crown Street Upgrade	\$14,200,000
City Beach Waterfront Improvements	\$11,000,000
Civic Precinct Revitalisation	\$21,000,000
MacCabe Park Landscape Improvements	\$12,000,000
Bus Transport Initiatives	\$20,000,000
Traffic Management Works	\$2,000,000
City Centre Car Park	\$8,000,000
Total	\$88,200,000

Note: The Civic Improvement Plan was retired in 2016 as a policy document

In 2010 Wollongong Council commenced a CBD revitalisation program of streetscapes and public domain areas. Major projects completed since include:

- Keira Street Crown Street to Smith Street
- Crown Street Mall Kembla Street to Keira Street
- Market Street Keira Street to Young Street
- Crown Street West Atchison Street to Railway Parade

In addition, traffic signals have been installed to improve pedestrian activity and safety at:

- Intersection of Auburn & Burelli Streets
- · Intersection of Victoria and Keira Streets
- Intersection of Kenny and Burelli Streets



Wollongong City-Wide Development Contributions Plan (2024)

3. Schedule 3 – Works schedule summary

Category/Asset Class	Actual Contribution Expenditure 2006/07 to 2023/24	Proposed Contribution Expenditure 2024/25 to 2027/28	Total Contribution Expenditure 2006/07 to 2027/28		
Roads and bridges	\$6,680,786	\$3,750,000	\$10,430,786		
Footpaths and cycleways	\$14,462,354	\$1,939,000	\$16,344,944		
Car parks	\$2,460,270	\$900,000	\$2,460,270		
Community buildings	\$16,406,367	\$11,600,000	\$29,006,367		
Parks, gardens and sportsfields	\$6,670,765	\$3,677,268	\$10,345,624		
Land acquisitions	\$5,718,538	\$750,000	\$6,468,538		
Administration	\$1,770,312	\$557,536	\$2,220,010		
Total	\$54,169,392	\$23,173,804	\$77,315,739		

For further details refer to Part D Schedule 5 and 6 - Detailed Works Schedules.

Part B – Expected Development and Demand for Public Facilities

4. Expected Development and Demand for Public Facilities

This part broadly discusses the relationship between the expected types of development in the Council's area and the demand for additional public amenities and services to meet that development. That relationship is established through current demographic information.

The expected types of development include but are not limited to:

- · Alterations and additions to existing development;
- Dwellings of all forms;
- Commercial development located primarily in commercial precincts;
- Industrial development;
- Subdivisions; and
- · Mixed use development.

The relationship between expected development and the demand for public facilities is established through:

- The population projections undertaken by informed decisions (.id), adopted from the Australian Bureau of Statistics (ABS) information and other factors, indicate that continued population growth in Wollongong is expected. A projected population of 251,780 is expected by 2035 and 291,797 by 2046.
- Accelerating housing costs in metropolitan Sydney contribute to certain pressures in Wollongong, particularly new housing developments, which will largely impact the future needs of the region.
- The likely population growth will diminish the enjoyment and standard of public facilities for the existing
 population unless additional facilities are provided to meet the additional demand.
- The likely growth will require the provision of additional public facilities to meet additional demands.

Wollongong City Council wants to ensure that it has a sustainable local government area, safeguarding the economic, social, cultural, and environmental wellbeing of present and future generations. These levies will assist Council to provide high quality and diverse public facilities to meet the expectations of the existing and new residents of Wollongong City Council.

The additional public facilities to be provided to meet the expected future development are set out in Part D Schedule 5 and 6.

The demand for facilities within the Wollongong City Centre is based on the growth and development projected for the Wollongong City Centre in the Illawarra Shoalhaven Regional Growth Plan 2015 and A City for People 2016. In



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particular, this includes the total developable floor space allowed under the Wollongong Local Environmental Plan 2009 and Wollongong Development Control Plan 2009.

Part C – Administration and Operation of the Plan

5. What is the name of this Contributions Plan?

This Plan is called the "Wollongong City-Wide Development Contributions Plan (2024)" (the Plan) and replaces the Wollongong City Wide Development Contributions Plan (2023).

This Plan levies contributions under Section 7.12 of the Environmental Planning and Assessment Act 1979.

6. Where does this Plan apply?

This Plan applies to all land within the local government area of Wollongong City Council excluding the West Dapto Urban Release Area, as shown at Figure 1.

7. What is the purpose of this Plan?

The purpose of this Plan is to:

- To enable the imposition of a condition on certain development consents and complying development certificates requiring the payment of a contribution pursuant to Section 7.12 of the *Environmental Planning and Assessment Act* 1979 (EP&A Act).
- Authorise Council, and accredited certifiers or other consent authority to impose conditions requiring contributions under Section 7.12 of the EP&A Act when determining an application on land to which this Plan applies;
- Assist the Council to provide the appropriate public facilities which are required to maintain and enhance amenity and service delivery within the area.
- Publicly identify the purposes for which the levies are required.

8. When does this development contributions Plan commence?

This Plan takes effect from the date on which this Plan is adopted, pursuant to clause 214(4) of the EP&A Regulation.

This City-Wide Development Contributions Plan 2024 was adopted by Council at its Meeting of 12 August 2024 and came into force on DATE.

9. Relationship with other development contribution Plans

This plan repeals the following contributions plan:

Wollongong City-Wide Development Contributions Plan (2023 version)

Previous iterations of contributions plans that applied to all or part of the land to which this plan applies which have been repealed are:

- Wollongong City-Wide Development Contributions Plan (2022 version)
- Wollongong City-Wide Development Contributions Plan (2021 version)
- Wollongong City-Wide Development Contributions Plan (2020 version)
- Wollongong City-Wide Development Contributions Plan (2019 version)
- Wollongong Section 94A Contributions Plan (2018 version)
- Wollongong Section 94A Contributions Plan (2017 version)
- Wollongong Section 94A Contributions Plan (2016 version)
- Wollongong Section 94A Contributions Plan (2015 version)
- Wollongong Section 94A Contributions Plan (2014 version)
- Wollongong Section 94A Contributions Plan (2013 version)
- Wollongong Section 94A Contributions Plan (2012 version)
- Wollongong Section 94A Contributions Plan (2011 version)
- Wollongong Section 94A Contributions Plan (2010 version)
- Wollongong Section 94A Contributions Plan (2009 version)



- Wollongong Section 94A Contributions Plan (2008 version)
- Wollongong Section 94A Contributions Plan (2007 version)
- Wollongong Section 94A Contributions Plan (2006 version) this plan repealed the following Section 94 plans:
 - o CP No 1 Open Space Embellishment, Recreation Facilities, Community Facilities;
 - o Amendment to CP No 1 Open Space;
 - o CP No 2 Traffic Management & Road Works in City of Wollongong;
 - o CP No 3 Car Parking in the City of Wollongong;
 - CP No 4 Studies & Administration;
 - o CP No 6 Car Parking in Area between Fairy Creek & Georges Plan Nth Wollongong;
 - o CP No 7 Open Space Dedication (Nth Side Kanahooka Road);
 - o CP No 8 Roundabout at the intersection of Unara Road, Yalunga Street & Princes Highway, Dapto;
 - o CP No 9 Mount Brown Local Area Traffic Management Scheme;
 - o CP No 10 Bank Street (Road Works & Intersection Upgrade);
 - o CP No 11 Bank Street (Car Parking Facility between Bank & Stewart Streets);
 - o CP No 12 Sandon Point Section 94 Land Acquisition; and
 - o CP No 13 Library Resources.

Any other Section 7.11 or Section 7.12 contributions plans that are not repealed continue to apply to all areas and development to which they are stated to apply.





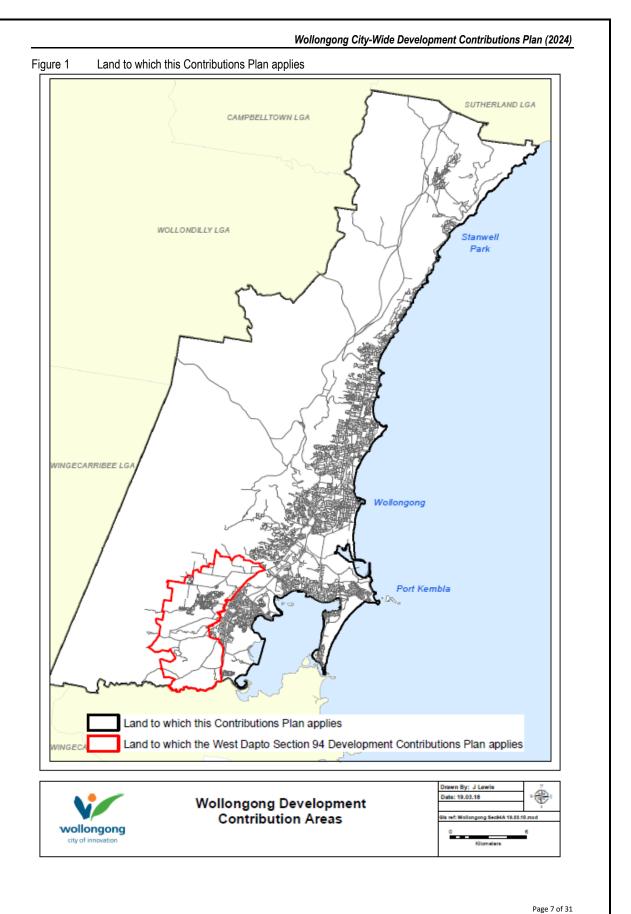
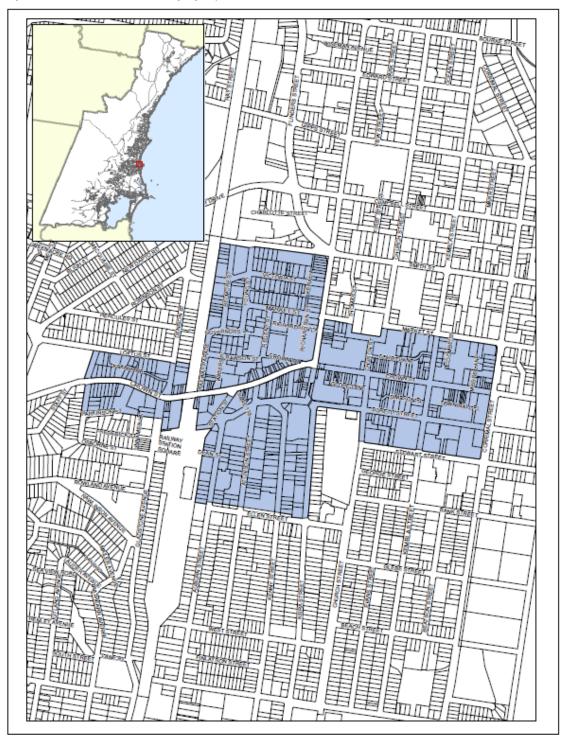


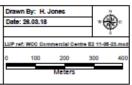


Figure 2 Land within the Wollongong City Centre Commercial Core





Wollongong Contribution Area City Centre Commercial Centre - E2



Wollongong City-Wide Development Contributions Plan (2024)

What does Section 7.12 of the EP&A Act provide?

Section 7.12 of the EP&A Act provides as follows:

7.12 Fixed development consent levies

- (1) A consent authority may impose, as a condition of development consent, a requirement that the applicant pay a levy of the percentage, authorised by a contributions plan, of the proposed cost of carrying out the development.
- A consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11.
- (2A) A consent authority cannot impose a condition under this section in relation to development on land within a special contributions area without the approval of:
 - (a) the Minister, or
 - (b) a development corporation designated by the Minister to give approvals under this subsection
- (3) Money required to be paid by a condition imposed under this section is to be applied towards the provision, extension or augmentation of public amenities or public services (or towards recouping the cost of their provision, extension or augmentation). The application of the money is subject to any relevant provisions of the contributions plan.
- (4) A condition imposed under this section is not invalid by reason only that there is no connection between the development the subject of the development consent and the object of expenditure of any money required to be paid by the condition.
- (5) The regulations may make provision for or with respect to levies under this section, including:
 - the means by which the proposed cost of carrying out development is to be estimated or determined, and
 - the maximum percentage of a levy.

11. Council may require payment of the levy as a condition of development consent

This Plan enables the Council to grant consent to development to which this Plan applies subject to a condition requiring the applicant to pay to the Council a levy calculated as per clause 12.

12. How will the levy be calculated

The levy will be determined on the basis of the rate as set out in Part A Schedule 1 City Wide Section 7.12 Levy Rates and Schedule 2 - Wollongong City Centre Commercial Core Section 7.12 Levy Rates. The levy will be calculated as follows:

Levy payable %C x \$C

Where:

%C is the levy rate applicable

is the proposed cost of carrying out development as determined in accordance with clause 19. \$C

Development to which this Plan applies

This Plan applies to all applications for development consent and complying development certificates required to be made by or under Part 4 of the EP&A Act in respect of development on land to which this Plan applies.

Section 7.17 Directions

Any current and relevant Direction issued by the NSW Minister for Planning under Section 7.17 of the EP&A Act will prevail over the provisions of this Plan. Current Section 7.17 Directions relative to this Plan include:

 If a development contribution under section 94 of the Environmental Planning and Assessment Act 1979 has been required in respect of the subdivision of land (initial subdivision), a levy under section 94A of that Act may not be required in respect of any other development on the land, unless that other development will, or



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is likely to, increase the demand for public amenities or public services beyond the increase in demand attributable to the initial subdivision. (14/04/2016)

- A condition may not be imposed under section 94A of the Environmental Planning and Assessment Act 1979
 in relation to development on land within the Port Kembla Lease Area, as mapped in the State Environmental
 Planning Policy (Port Botany and Port Kembla) 2013. (6/12/2013)
- A contribution cannot be imposed on development for the purposes of any form of seniors housing as defined
 in the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (formerly
 the State Environmental Planning Policy (Seniors Living) 2004) where the development consent is granted
 to a social housing provider as defined in the State Environmental Planning Policy (Housing for Seniors or
 People with a Disability) 2004. (14/9/2007)

Further details on current Section 7.17 Directions can be found at www.planning.nsw.gov.au.

15. Are there any exemptions to the levy?

Council may allow for exemptions (partial or full) in the following circumstances. For an exemption to be considered based on clause 15 (a) to (h), the written application should clearly state which exemption criteria is expected to ensure it is considered and provide all relevant supporting information.

- a. An application by the Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational facilities or car parks.
- b. An application by the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations, education facilities (primary and secondary) and public transport infrastructure.
- An application for the continued operation of a coal mine, where rail transport is used for the transportation of coal.
- d. An application for place of public worship.
- e. An application for a residential care facility carried out under Chapter 3 Part 5 of the State Environmental Planning Policy (Housing) 2021.
- An application for an industrial training facility.

The following exemption requests (partial or full) will require a comprehensive written submission:

- g. An application on behalf of Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational areas or facilities and car parks.
- An application on behalf of the NSW Government for public infrastructure, such as but not limited to hospitals, police stations, fire stations; education facilities (primary and secondary) and public transport infrastructure.
- An application for privately funded community infrastructure, such as but not limited to education facilities (primary and secondary) and private hospitals.
- j. Any other development for which Council considers an exemption is warranted, where the decision is made by formal resolution of the Council at a public Council meeting or by a delegated Council Officer.
- k. An application by or on behalf of a tertiary education provider:
 - (i) Full exemption may be allowed for facilities that are directly required by the main function of the educational facility, such as – classrooms, lecture theatre, training facility, administrative office, research facility.
 - (ii) Partial (50%) exemption may be allowed for developments that are not directly required by the main function of the educational facility but will provide support to its main function, such as student accommodation, car park, sports facility, playgrounds, food-court, display facility, function centre, convention hall, auditorium, community centre.
 - (iii) Nil exemption for developments that are not directly required to the main function of the educational facility and/or have potential to create additional demand for public services and amenities. Development such as but not limited to shops, supermarket, shopping centre, office

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for lease, business park, commercial centre, child care centre, entertainment facility.

- Affordable housing developments carried out by a registered Tier 1 or Tier 2 Community Housing
 Provider on sites owned by the provider and where the dwellings are available for affordable rental
 housing for a minimum period of 15 years.
- m. Accessible housing for supportive accommodation housing projects carried out by registered Provider of Accessible Housing on sites owned by the Provider and where the dwellings are available for accessible housing for a minimum period of 15 years.
- n. Emergency and temporary housing development t carried out by a registered Provider of Emergency Housing, on sites owned by the provider and where the dwellings are available for emergency housing for a minimum period of 15 years.

Note: A condition will be imposed on any consent issued to ensure the development is used for the exempt purpose for a minimum of 15 years.

Submission Requirements for an exemption claim to be considered

For an exemption to be considered in accordance with clause 15 (g) to (k) above, the application will need to include a comprehensive written submission arguing the case for exemption and including details of:

- Under which sub-clause the exemption claimed is to be considered.
- The mechanism ensuring that such development will remain in the form proposed in the future (i.e. Not to increase future demand on public amenities and services), NB: where a further development application or application for complying development under the EP&A Act is required for any change to the development no mechanism is necessary, however if a change of use is available by way of exempt development then the requirement for a mechanism remains.
- Other items if applicable:
 - How the development will incorporate the maintenance of the item of heritage significance.
 - How the development will contribute to the public benefit of the community.
 - Works in the public domain included in the development.
 - How the residents/users will utilise existing private facilities attached to the development that replicate those types provided by Council.
 - Advice indicating that the application is on behalf of Council or the NSW Government.

Exemptions (partial or full) listed under clause 15 (g) to (n) will only to be granted with approval of the Council Officer(s) whose position(s) holds the required Council delegations or by formal resolution of the Council at a public Council meeting.

16. Complying Development Certificates and the obligations of accredited certifiers

In accordance with sections 4.28(9) and 7.21 of the EP&A Act and clause 156 of the EP&A Regulation, applications for a complying development certificate are also subject to the provisions of this Plan, and the Certifier (whether Council or an Accredited Certifier) must impose a condition requiring the payment of a Section 7.12 contribution in accordance with the requirements of this Plan.

The condition must include the contribution amount calculated in accordance with this Plan and require payment before any building or subdivision work authorised by the certificate commences. Further information on how to calculate and condition contributions is available on Councils website and from Council. The following template condition should be used:

Development Contributions

Pursuant to Section 4.28(9) of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (2024), a monetary contribution of \$[INSERT AMOUNT], subject to indexation, must be paid to Wollongong City Council before any building or subdivision work authorised by this certificate commences.

As the contribution amount is subject to indexation until the date of payment, contact Council for the current indexed amount prior to payment. To pay the contribution go to www.wollongong.nsw.gov.au/contributions and submit a Request for an Invoice. The following information will be required:

Application number and property address.

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- Name and address of who the invoice and receipt should be issued to.
- Email address where the invoice should be sent.

A copy of the Contributions Plan and accompanying information is available on Council's website www.wollongong.nsw.gov.au.

In accordance with clause 156(2) of the EP&A Regulation, the Certifier must ensure that the contribution has been fully paid before any building or subdivision work authorised by the certificate commences and submit receipt(s) confirming full payment with the complying development certificate.

16. Construction/Subdivision certificates and the obligations of accredited certifiers

In accordance with clause 20(b) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a certifier must not issue a construction certificate for building work under a development consent unless a condition of the development consent, referred to in the Act, section 7.11 or 7.12, requiring the payment of a monetary contribution or levy before building work is carried out.

In accordance with clause 34(2)(b) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, a certifier must not issue a subdivision works certificate under a development consent unless a condition of the development consent, referred to in the Act, section 7.11 or 7.12, requiring the payment of a monetary contribution or levy before work is carried out.

In accordance with clause 12(2) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, the certifier must ensure that copies of receipt(s) confirming that contributions have been fully paid are provided to the Council.

17. How is the proposed cost of carrying out development determined?

Clause 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is to be determined. That clause provides as follows:

208 Determination of proposed cost of development—the Act, s 7.12(5)(a)

- (1) The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.
- (2) The costs of carrying out development include the costs of, and costs incidental to, the following—
 - (a) if the development involves the erection of a building or the carrying out of engineering or construction work—
 - (i) erecting the building or carrying out the work, and
 - (ii) demolition, excavation and site preparation, decontamination or remediation,
 - (b) if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,
 - (c) if the development involves the subdivision of land—preparing, executing and registering—
 - (i) the plan of subdivision, and
 - (ii) the related covenants, easements or other rights.
- (3) In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.
- (4) The following costs and expenses must not be included in an estimate or determination of the proposed cost—
 - (a) the cost of the land on which the development will be carried out,
 - (b) the costs of repairs to a building or works on the land that will be kept in connection with the development,
 - (c) the costs associated with marketing or financing the development, including interest on loans,
 - (d) the costs associated with legal work carried out, or to be carried out, in connection with the development,
 - (e) project management costs associated with the development,

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(f) the cost of building insurance for the development,

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- (g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,
- (h) the costs of commercial stock inventory,
- (i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,
- (j) the costs of enabling access by people with disability to the development,
- (k) the costs of energy and water efficiency measures associated with the development,
- (I) the costs of development that is provided as affordable housing,
- (m) the costs of development that is the adaptive reuse of a heritage item.
- (5) The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.
- (6) To avoid doubt, this section does not affect the determination of the fee payable for a development application.

18. Cost estimate reports

An application for a development application or a complying development certificate is to be accompanied by a report, prepared at the applicant's cost and in accordance with this clause, setting out an estimate of the proposed cost of carrying out the development for the purposes of clause 208 of the EP&A Regulation, per clause 19 above. Where a separate cost estimate is not provided, the estimated cost of development as provided on the development application will be used to calculate the contribution.

The following types of report are required:

- where the estimate of the proposed cost of carrying out the development is less than \$2,000,000 a suitable cost estimate prepared by a person who, in the opinion of the Council, is suitably qualified. This includes a licensed builder, registered architect, qualified and accredited building designer, registered quantity surveyor or a person who is licensed with relevant qualifications and proven experience in costing of similar development works, but who is not the owner or applicant;
- where the estimate of the proposed cost of carrying out the development is \$2,000,000 or more a detailed
 cost report prepared by a quantity surveyor who is a registered member of the Australian Institute of
 Quantity Surveyors.

Applicants will be required to declare upon signing of application for development/building work that the cost of carrying out development as evidenced by their submitted estimate has been calculated in accordance with the provisions of this Plan, in particular clause 19.

Upon reviewing a cost estimate, the Council may require a further estimate to be provided by a registered quantity surveyor at the applicant's cost. The Council may, at the applicant's cost, engage a person referred to in this clause to review a report submitted by an applicant in accordance with this clause.

19. How will the Council apply money obtained from the levy?

Money paid to the Council under a condition authorised by this Plan is to be applied by the Council towards meeting the cost of the public facilities that will be or have been provided within the area as listed in Part D Schedule 5 and 6.

20. What are the funding priorities from levies authorised by this Plan?

Subject to section 7.3(2) of the EP&A Act and clauses 20 and 23 of this Plan, the public facilities listed in Part D Schedule 5 are to be provided in accordance with the staging set out in that Schedule.

21. Pooling of levies



For the purposes of section 7.3(2) of the EP&A Act, this Plan authorises money obtained from levies paid in respect of different developments to be pooled and applied by the Council progressively towards the public facilities listed in Part D Schedule 5 in accordance with the staging set out in that Schedule.

22. The Goods and Services Tax (GST)

At the time this Plan was made, the position of the Australian Taxation Office (ATO) was that the payment of development contributions made under the EP&A Act is exempt from the Goods and Services Tax (GST). Items in the works schedule of this Plan have been calculated without any GST component.

23. When is the levy payable?

A levy to be paid by a condition authorised by this Plan must be paid to the Council in accordance with the following requirements:

- A Development Application involving construction prior to the issue of the Construction Certificate;
- A Development Application involving subdivision prior to the issue of the Subdivision Certificate;
- A Development Application involving construction and subdivision (ie dual occupancies) prior to the issue
 of the Construction Certificate;
- A Complying Development Certificate Application before any work authorised by the certificate commences.

Where the development is phased the condition may allow for the levy to be paid at relevant phases.

24. Can deferred or periodic payments of levies be made?

Deferred or periodic payments may be permitted in the following circumstances:

- Deferred or periodic payment of the contribution will not prejudice the timing or the manner of the provision of public facilities included in the works program;
- · In other circumstances considered reasonable by Council.

For a deferred or periodic payment to be considered, the applicant must satisfy to Council that:

- There are valid reasons for deferred or periodic payment;
- No prejudice will be caused to the community deriving benefit from the services being provided under this Plan:
- No prejudice will be caused to the efficiency and operation of this Plan.

If Council does decide to accept deferred or periodic payment, Council may require the applicant to provide a bank guarantee for the full amount of the contribution or the outstanding balance on condition that:

- a) The bank guarantee be issued by a bank for the amount of the total contribution, or the amount of the outstanding contribution, plus an amount equal to thirteen (13) months interest.
- b) Any charges associated with establishing or operating the bank security are payable by the applicant.
- The bank guarantee must carry specific wording identifying the exact obligation to which it relates (i.e. section 7.12 development contributions for development of Lot x DP xxx under Development Consent No. xxx)
- d) The bank unconditionally pays the guaranteed sum to the Council if the Council so demands in writing not earlier than 12 months from the provision of the guarantee or completion of the work.
- e) The bank must pay the guaranteed sum without reference to the applicant or landowner or other person who provided the guarantee, and without regard to any dispute, controversy, issue or other matter relating to the development consent or the carrying out of development.
- f) The bank's obligations are discharged when payment to the Council is made in accordance with this guarantee or when Council notifies the bank in writing that the guarantee is no longer required.
- g) Where a bank guarantee has been deposited with Council, the guarantee shall not be cancelled until such time as the original contribution and accrued interest are paid.

Deferred or periodic payments may be permitted, in accordance with the above requirements, only with approval of

the Council Officer(s) whose position(s) holds the required Council delegations.

25. Planning Agreements

Section 7.4 of the EP&A Act states that a planning agreement is a voluntary agreement between a planning authority and a developer, under which the developer agrees to make contributions towards a public purpose. This may include the dedication of land, a monetary contribution, any other material public benefit or a combination of these. A planning agreement may exclude the application of Section 7.12 to the entire development or to part of the development that is subject to the agreement.

The provisions of Sections 7.4 to 7.10 of the EP&A Act and Part 9 Division 1 of the EP&A Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

Further information can be found in Council's Planning Agreements Policy.

26. How will the levy be adjusted?

As the date of the consent may vary to the actual time of payment of the contribution, clause 208(5) of the EP&A Regulation allows Council to adjust the contribution to reflect current between the date of the consent and the time of payment. Contributions required as a condition of consent under the provisions of this Plan will be indexed quarterly in accordance with movements in the Consumer Price Index; All Groups CPI; issued by the Australian Bureau of Statistics (ABS Series ID A2325806K).

The following formula for indexing contributions is to be used:

Contribution at time of payment = $C \times (CP2/CP1)$

Where:

\$C is the original contribution as set out in the consent

CP1 is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued

CP2 is the Consumer Price Index; All Groups CPI; Sydney at the time of payment

In the event that the current index is lower than the index for the previous quarter, no adjustment will be made.

27. Savings and Transitional Arrangements

A development application or complying development certificate application which has been submitted prior to the adoption of this Plan but not determined shall be determined in accordance with the provisions of this Plan.

28. Are refunds for payments of levies possible?

For a refund of levy payments to be considered, the applicant/landowner must:

- Submit a written request to Council;
- As a part of the request, demonstrate that the development that is the subject of the consent has not been commenced:
- Submit the request for a refund within 12 months of the payment;
- Formally surrender the consent that applied the levy;

In other circumstances considered reasonable by Council at its sole and unfettered discretion, where a formal request is made, part or full refunds may be provided.

Part D - References

29. What definitions apply?

In this Plan, unless the context or subject matter otherwise indicates or requires the following definitions apply:

ABS means the Australian Bureau of Statistics



- EP&A Act means the Environmental Planning and Assessment Act 1979
- EP&A Regulation means the Environmental Planning and Assessment Regulation 2000
- Council means Wollongong City Council
- Levy means a levy under section 7.12 of the EP&A Act authorised by this Plan
- Plan means this Wollongong City-Wide Development Contributions Plan
- Public facility and Public Infrastructure means a public amenity or public service





30. Schedule 4 – Detailed Works Schedule – Projects proposed to utilise Section 7.12 funds

The Capital Works Program that Council delivers is funded from a mix of budget sources, including contributions collected from this Plan. Section 7.12 Contributions will be allocated to projects through the annual budget preparation process based on this schedule, and will be subject to refinement until the project delivery stage. This may include the review of projects and/or budget allocations as part of the monthly budget review process that is reported to and endorsed by Council. Section 7.12 Contributions currently allocated to future projects are shown in the table below:

Мар	Project	Project	Location		Section 7.12	Forecast Funding	recast Funding Allocation			
No.	Number	Project	Location	2024/25	2025/26	2026/27	2027/28	Total		
		Roads and Bridges								
4	128034	Swan Street, east of Corrimal St	Wollongong	\$300,000	\$300,000	\$-	\$-	\$600,000		
2	126269	Princes Hwy; North Wollongong Station to Guest Ave	Fairy Meadow	\$1,000,000	\$-	\$-	\$-	\$1,000,000		
7	127948	King St/Greene St/Montgomery St TS1	Warrawong	\$-	\$1,000,000	\$-	\$-	\$1,000,000		
7	128107	King St/Cowper St Traffic Light Upgrade TS2	Warrawong	\$-	\$1,170,000	\$-	\$-	\$1,170,000		
		Sub total		\$1,300,000	<i>\$2,470,000</i>	\$-	\$ -	\$3,770,000		
		Footpaths and Cycleways								
1	129676	Towradgi Creek Shared Path (Stage 1)	East Corrimal	\$-	\$1,000,000	\$-	\$-	\$1,000,000		
7	129672	Warrawong Town Square CC2	Warrawong	\$-	\$700,000	\$-	\$-	\$700,000		
4	128130	Market Street; Continuous Footpath Treatments	Wollongong	\$-	\$70,000	\$-	\$-	\$70,000		
4	127575	Wollongong City Centre Wayfinding Signage Stage 3	Wollongong	\$9,000	\$160,000	\$-	\$-	\$169,000		
		Sub total		\$9,000	\$1,930,000	\$-	\$-	\$1,939,000		
		Car parks								
<mark>7</mark>	<mark>129671</mark>	Warrawong Laneway Relocation and Carpark - CC3	Warrawong	-	\$900,000	-	-	\$900,000		
		Sub total		\$-	\$900,000	\$-	\$-	\$900,000		
		Non-Commercial buildings								
7	125350	Southern Suburbs Library + Community Centre CC1	Warrawong	\$-	\$9,600,000	\$3,000,000	\$-	\$12,600,000		
		Sub total		\$-	\$9,600,000	\$3,000,000	\$-	\$12,600,000		
		Parks, Gardens and sports fields								
	129028	Thirroul Skate Park	Thirroul	\$50,000	\$400,000	\$500,000	\$-	\$950,000		
	129027	Wollongong Skate Park	Wollongong	\$-	\$500,000	\$-	\$-	\$500,000		
8	125126	Lakelands Oval Drainage	Dapto	\$100,000	\$-	\$-	\$-	\$100,000		
2	129919	Beaton Park Sportsfield Lighting	Gwynneville	\$200,000	\$320,000	\$-	\$-	\$520,000		
1	129920	Towradgi Park Sportsfield Lighting	Towradgi	\$-	\$520,000	\$-	\$-	\$520,000		
6	129921	Berkeley Sportsfield Lighting	Berkeley	\$-	\$-	\$535,600	\$-	\$535,600		
5	129922	Mt Kembla Sportsfield Lighting	Mount Kembla	\$-	\$-	\$-	\$275,834	\$275,834		



					Wollongong Ci	ty-Wide Develop	ment Contribut	ions Plan (2024)
3	129923	Mt Keira Sportsfield Lighting	Mount Keira	\$-	\$-	\$-	\$275,834	\$275,834
		Sub total		\$350,000	\$1,740,000	\$1,035,600	\$551,668	\$3,677,268
		Land Acquisitions						
		Land acquisitions as required		\$250,000	\$250,000	\$250,000	\$-	\$750,000
		Sub total		\$250,000	\$250,000	\$250,000	\$-	\$750,000
		Administration						
		Development Contributions Planner		\$120,990	\$124,620	\$128,359	\$132,210	\$506,179
		Development Contributions Support Finance		\$12,252	\$12,619	\$13,048	\$13,438	\$51,357
		Sub total		\$133,242	\$137,239	\$141,407	\$145,648	\$557,536
		TOTAL		\$2,042,242	\$16,327,239	\$5,577,007	\$2,697,316	\$23,193,804



31. Schedule 5 – Detailed Funding Completed – Projects that have included Section 7.12 funds

The Capital Works that Council delivers are funded from a mix of sources, including contributions collected from this Plan. Section 7.12 Contributions that have been allocated to projects are shown in the table below:

rojects are shown in the table below.	Section 7.12 Actual Funding Allocations								
Project	2006/07 to 2019/20	2020/21	2021/22	2022/23	2023/24	Total 2006-07 to 2023/24			
Roads and Bridges									
Other Road and Bridge Projects	\$5,898,764					\$5,898,764			
Point Street Local Area Traffic Management		\$132,263				\$132,263			
Northcliffe Dr, Pharlap Ave to Princes Hwy, roundabout		\$102,037				\$102,037			
Cordeaux Rd - Princes Hwy Roundabout Upgrade			\$13,910			\$13,910			
Phillips St near Ryan's Hotel Pedestrian Facility			\$39,200			\$39,200			
Wollongong City Centre Wayfinding Signage			\$31,123	\$169,154	\$8,813	\$209,090			
Factory Rd, kerb and gutter				\$105,533		\$105,533			
C - Gipps Rd; Foley St to Vickery St					\$219,189	\$219,189			
Sub total	\$5,898,764	\$234,300	<mark>\$84,233</mark>	\$274,687	<mark>\$228,002</mark>	<mark>\$6,680,786</mark>			
Other footpath and cycleway projects									
	\$12,349,415					\$12,349,415			
Crawford Ave; Porter St to Hay St access		\$247,725				\$247,725			
Greenacre Rd, Mercury St to Rosemont St						\$145,137			
		\$145,137							
Beacon Ave; Showground to Coastline Cycleway		\$84,403				\$84,403			
Murranar Rd; Towradgi Station to Coastline Cycleway		\$125,440				\$125,440			
Cliff Rd; Stuart Park to Marine Dr		\$18,073				\$18,073			
Hooka Creek Road; Lake Ride to Northcliffe Dr		\$16,848				\$16,848			
Wollongong City Centre Wayfinding Signage		\$30,265				\$30,265			
Smith St - Keira St to Harbour St; and Harbour St - Smith St		\$328,000				\$328,000			
Station St; Duff Pde to Pioneer Rd; north side		\$128,917				\$128,917			
Smith St - Belmore St to Keira St		\$90,000				\$90,000			
Kembla St - Smith St to Crown St		\$45,000				\$45,000			
Beacon Ave; Showground to Coastline Cycleway			\$22,992	\$177,503		\$200,495			
Military Rd, Old Port Rd to Port Kembla Pool, On-road			\$91,112			\$91,112			
Cycleway									
Reserve St; Gilmore St to Robsons Rd; south side			\$10,223			\$10,223			

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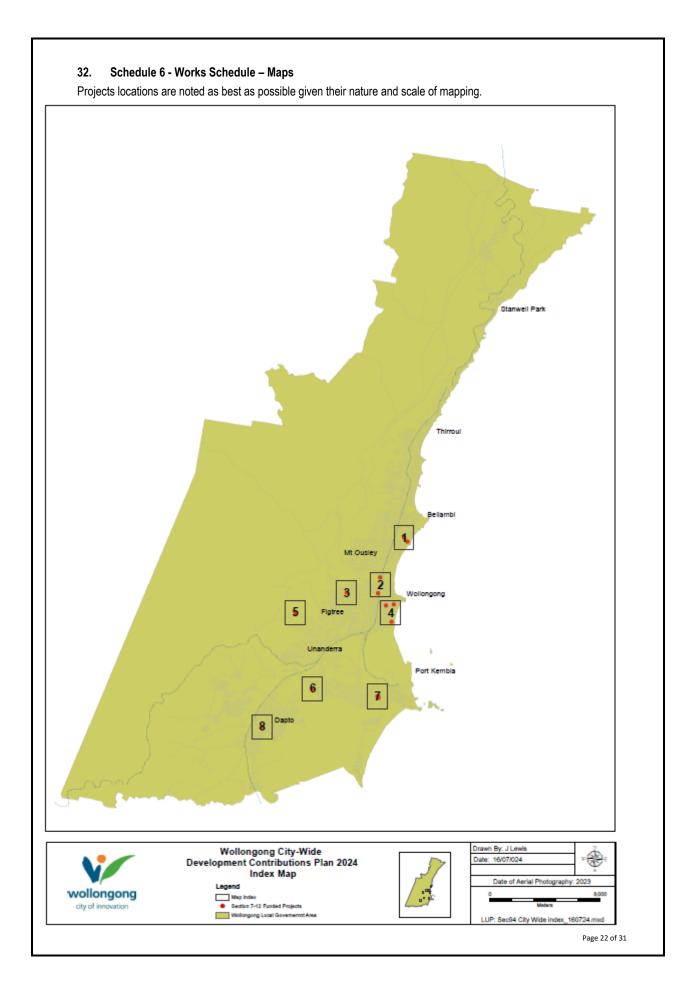
Project	Section 7.12 Actual Funding Allocations							
	2006/07 to 2019/20	2020/21	2021/22	2022/23	2023/24	Total 2006-07 to 2023/24		
Gladstone Ave - Crown St to Railway Station Sq; Railway			\$26,043			\$26,043		
Station								
Stewart St -Corrimal St to Church St; and Church St – Stewart St			\$28,754			\$28,754		
Crown St - Kembla St to Corrimal St			\$1,499			\$1,499		
Princes Hwy; North Wollongong Station to Guest Ave				\$16,312		\$16,312		
Phillips St near Ryan's Hotel Pedestrian Facility			\$39,200	\$4,039	\$10,000	\$7,543		
Grand Pacific Walk - Clifton				\$50,000		\$50,000		
Gipps Rd; Vickery St to Foley St, Southern side				\$675		\$675		
Factory Rd, Shared User path and Footpath				\$58,867		\$58,867		
Kembla St - Crown St to Stewart St				\$1,338		\$1,338		
Braeside Ave, Murphys Ave to Gipps Rd					\$120,462	\$120,462		
Gipps Rd; Vickery St to Foley St, Southern side					\$194,112	\$194,112		
Sub total	\$12,349,415	\$1,259,808	<mark>\$219,623</mark>	\$308,734	\$324,574	\$14,462,354		
Car parks								
Other car park projects	\$2,450,270					\$2,260,270		
Robert Ziems Park Cricket Ground Carpark		\$200,000				\$200,000		
Sub total	\$2,450,270	\$200,000	\$-	\$-	\$-	\$2,460,270		
Non-Commercial buildings								
Other Non-Commercial Building projects	\$14,055,419					\$14,055,419		
New Warrawong Multipurpose Facility		\$381,606	\$859,907	\$1,109,435		\$2,350,948		
Sub total	\$14,055,419	\$0	\$381,606	\$859,907	\$1,109,435	\$16,406,367		
Parks, Gardens and Sports Fields								
Other Parks, Gardens and Sports Fields Projects	\$5,570,615					\$5,570,615		
Cringila Hills Pump Track		\$30,000				\$30,000		
Criterium Track		\$45,000		\$348,964		\$393,964		
Lindsay Mayne Park Perimeter Control and Landscaping			\$30,000	\$213,256		\$243,256		
Thomas Gibson Sports Field Lighting				\$43,128		\$43,128		
Port Kembla Beach access ramp				\$386,288		\$386,288		
Corrimal Memorial Park Fencing					\$1,105	\$1,105		

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Project	Section 7.12 Actual Funding Allocations							
	2006/07 to 2019/20	2020/21	2021/22	2022/23	2023/24	Total 2006-07 to 2023/24		
Sub total	\$5,570,615	\$75,000	\$30,000	\$991,636	\$1,105	\$6,668,356		
Land Acquisitions								
Other Land Acquisitions	\$2,201,500					\$2,201,500		
Acquisition of Strip adjoining 5 Franklin Avenue, Bulli		\$1,500	\$5,838			\$7,338		
Helensburgh CC+L Land Acquisition						\$3,500,000		
			\$3,500,000					
216 Princes Highway Dapto LOT B DP156856			\$4,300		\$4,300	\$8,600		
Acquisition of part lot 1 DP1207666 - Dapto Leagues Club			\$1,100			\$1,100		
Sub total	\$2,201,500	\$1,500	\$3,511,238	\$-	\$4,300	\$5,718,538		
Administration								
S94 Planner	\$744,326	\$107,498	\$110,723	\$114,045	\$107,838	\$1,184,430		
S94 Admin Support - Finance	\$653,326	\$10,886	\$11,212	\$7,562	\$10,920	\$693,906		
S94 Administration & Studies	\$452,216					\$452,216		
Sub total	\$1,849,868	\$118,384	\$121,935	\$121,607	<mark>\$118,758</mark>	<i>\$2,330,552</i>		
TOTAL	\$44,375,851	\$2,270,598	\$4,787,936	\$2,806,099	\$679,148	<mark>\$54,729,632</mark>		





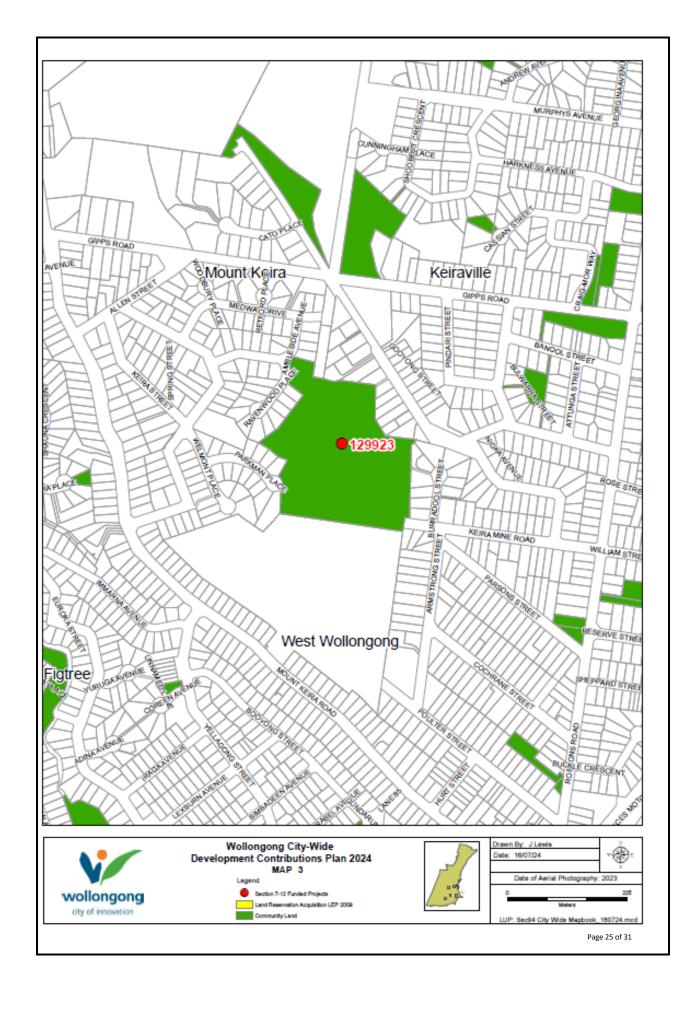








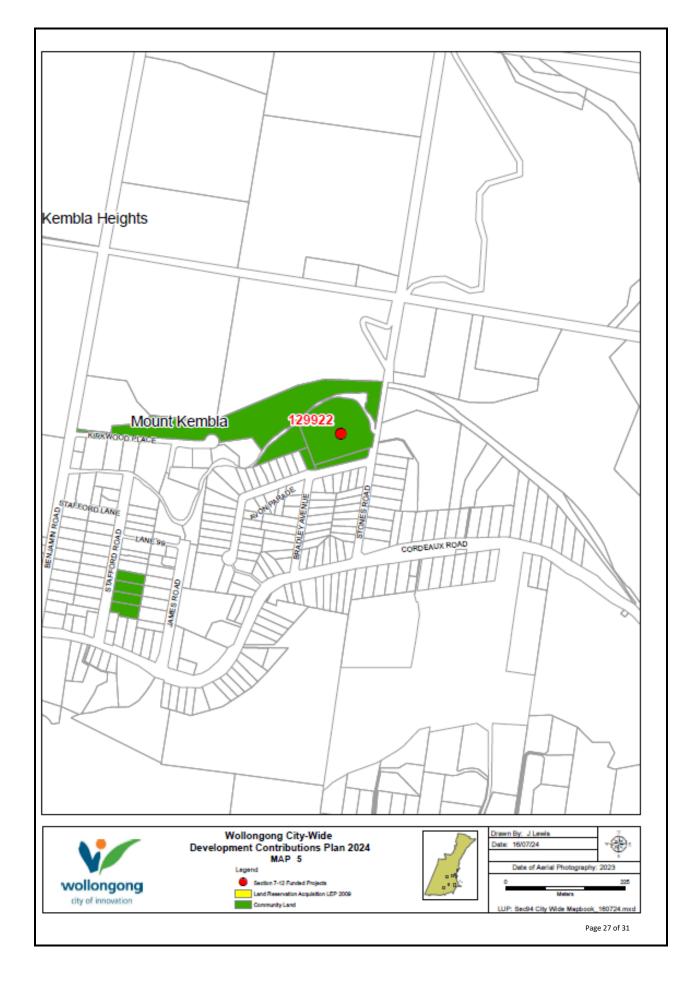




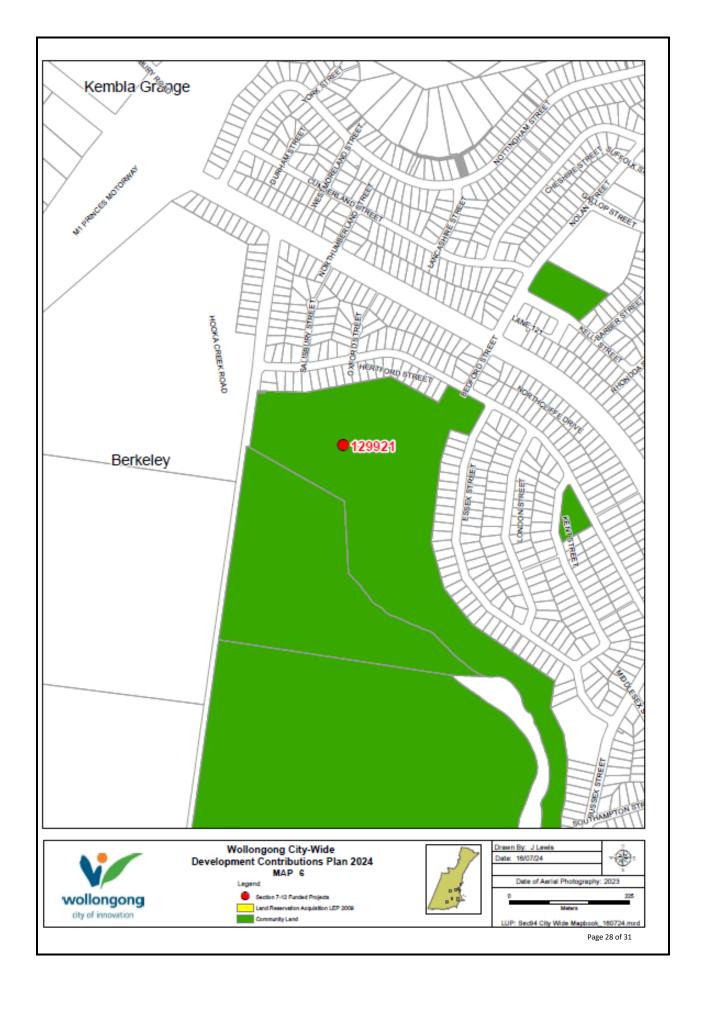








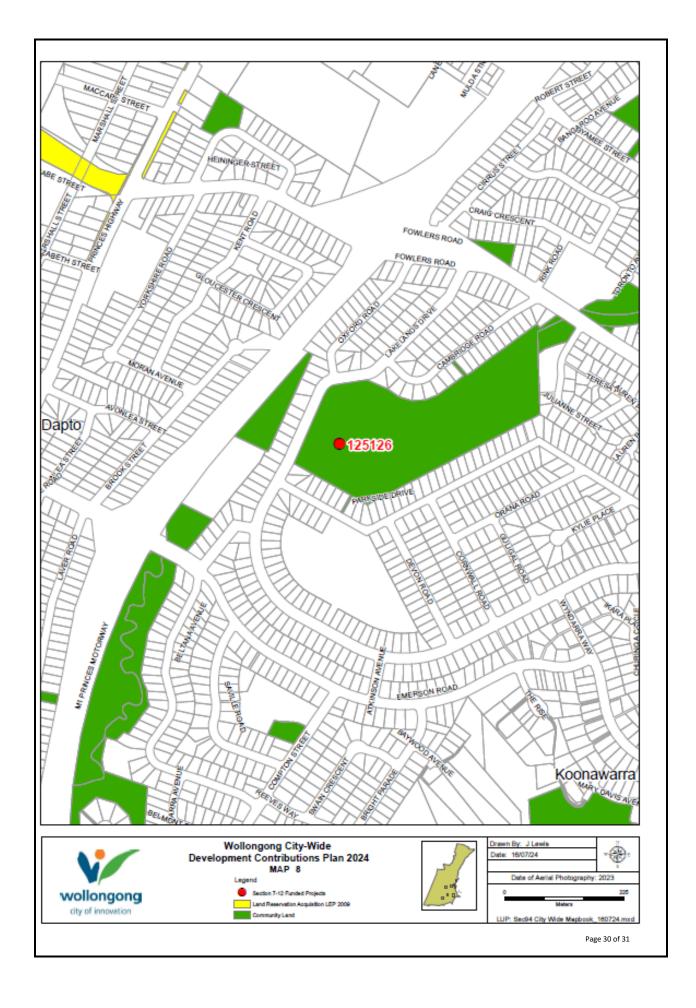




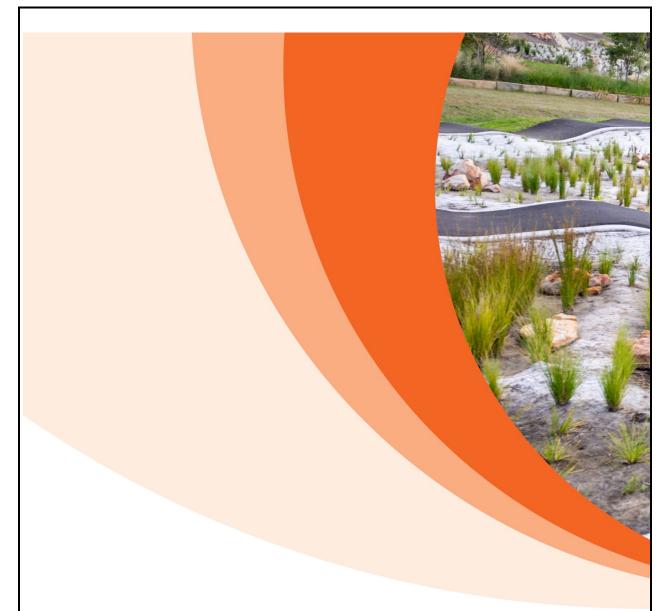












From the mountains to the sea, we value and protect our natural environment and will be leaders in building an educated, creative, sustainable and connected community.

We value and protect our environment We have an innovative and sustainable economy Wollongong is a creative, vibrant city We are a connected and engaged community We have a healthy community in a liveable city

We have affordable and accessible transport

















ITEM 9

POST EXHIBITION - WOLLONGONG DCP 2009: CHAPTER E16 BUSH FIRE MANAGEMENT AND BUSH FIRE PRONE LANDS MAPPING

On 27 June 2022, Council resolved to exhibit an updated Wollongong Development Control Plan 2009 Chapter E16 Bush Fire Management and updated Bush Fire Prone Land mapping. The draft amended Development Control Plan chapter and updated mapping were exhibited between 20 July and 22 August 2022. Council did not receive any submissions as a result of the exhibition period.

Council was advised on 30 July 2024 that the Commissioner of the Rural Fire Service had endorsed the revised Bush Fire Prone Land map.

The certification of the map enables Council to finalise the revised DCP chapter. It is recommended that the amended Wollongong Development Control Plan 2009 Chapter E16: Bush Fire Management be adopted.

RECOMMENDATION

The revised and updated Wollongong Development Control Plan 2009: Chapter E16 Bush Fire Management be adopted, and a notice be placed on Council's website.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Wollongong DCP 2009: Chapter E16 Bush Fire Management
- 2 Endorsed Bush Fire Prone Lands Map

BACKGROUND

Wollongong Development Control Plan 2009 commenced on the 3 March 2010 and includes Chapter E16 Bush Fire Management. The Chapter was previously updated on 7 September 2013.

Since this time, the NSW Government, under the *NSW Rural Fires Act 1997*, adopted the *Planning for Bush Fire Protection 2019* (commenced 1 March 2020) and introduced a third Bush Fire Prone Land mapping vegetation category. The additional category for Bush Fire Prone Land is Category 3 vegetation (grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands) with an additional 30 metre buffer. The new category applies to pastural lands and paddocks at West Dapto and other rural properties. The vegetation listed under Category 3 has not previously been mapped as Bush Fire Prone. However, dry paddock grass can still support grass fires that can place houses and property at risk.

On 27 June 2022, Council considered a report to exhibit the draft Bush Fire Prone Land mapping and an amended Wollongong DCP 2009 Chapter E16 Bushfire Management. The Wollongong DCP 2009 Chapter was amendment largely to reflect the introduction of Category 3 Vegetation and Planning for Bush Fire Protection 2019 and other associated legislative changes.

The amended Chapter E16 Bushfire Management and draft Bush Fire Prone Land mapping were exhibited between 20 July and 22 August 2022. No submissions were received.

Following the public exhibition of the draft Bush Fire Prone Lands mapping, it was forwarded to the NSW Rural Fire for review, endorsement and certification as per the requirements of the *Guide for Bush Fire Prone Land Mapping (2015)*. The guide assists with the drafting of Bush Fire Prone Land mapping which is compliant with the *Rural Fires Act 1997* (NSW) and the *Environmental Planning and Assessment Act 1979* (NSW). Whilst the Bush Fire Prone Land map is produced by Council, certification of the mapping is the responsibility of the Commissioner of the NSW RFS. The RFS required various minor amendments to the map, and various iterations of the map were reviewed by the RFS in consultation with Council staff.

On 30 July 2024, Council was advised that the mapping had been certified by the RFS Commissioner (Attachment 2).



PROPOSAL

Council did not receive any submissions during the public exhibition of the amended Bush Fire Prone Land mapping and draft Wollongong Development Control Plan 2009 Chapter E16 Bush Fire Management. The Consultation and Communications section of this report discusses the public exhibition process undertaken.

On 19 July 2024, the Commissioner of the NSW RFS certified the Bush Fire Prone Land mapping. As a result, Council is required to update the publicly available map. The certified metadata and shapefiles have been requested from NSW RFS to enable Council's mapping and section 10.7 Planning Certificates to be updated.

As Council did not receive submissions during the public exhibition and the Bush Fire Prone Land mapping has been certified by the Commissioner of the NSW RFS, it is recommended that Council adopt exhibited Wollongong DCP 2009 Chapter E16 Bushfire Management (Attachment 1). The format of the DCP chapter has been updated to reflect Council's new DCP format. Minor amendments have been made to update references to more recent State legislation and guidelines.

CONSULTATION AND COMMUNICATION

The draft DCP Chapter E16 Bush Fire Management and the draft Bush Fire Prone Lands mapping was exhibited between 20 July and the 22 August 2022. The exhibition was made available through Council's engagement website https://our.wollongong.nsw.gov.au, and hard copies at Council's Libraries and Council's Administration Building Customer Service and was forwarded to the operating Neighbourhood Forums.

Notice of the exhibition was given in the Illawarra Mercury on Wednesday 20 July 2022, in Council's Community Update page.

The webpage received 75 visits. A total of 37 document were downloaded by 12 visitors.

No submissions were made through the engagement webpage or via separate submissions in response to the public exhibition of the updated DCP Chapter E16 Bush Fire Management and Bush Fire Prone Land Mapping.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Community Strategic Plan Objectives "Our natural environments are protected, and our resources will be managed effectively" and "Development is well planned and sustainable, and we protect our heritage" under the Community Goal "We value and protect our environment". The report specifically delivers on the following –

	Community Strategic Plan 2032	Delivery Program 2022-2026
	Strategy	Service
1.5	Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs	Land Use Planning

CONCLUSION

The Wollongong DCP 2009 Chapter E16 Bush Fire Management and the associated Bush Fire Prone Land mapping has been revised to provide consistency with Planning for Bush Fire Protection 2019, the updated Bush Fire Prone Lands mapping requirements and Australian Standard AS 3959 – 2018 Construction of buildings in bushfire-prone areas.

The draft Wollongong DCP 2009 Chapter E16 Bush Fire Management and draft Bush Fire Prone Land mapping was exhibited between 20 July and 22 August 2022. Council did not receive any submissions during the exhibition period.

As required under NSW Rural Fire Services' Guide of Bush Fire Prone Land Mapping and Section 10.3 of the *Environmental Planning and Assessment Act 1979*, the draft mapping was sent to the Commissioner of the NSW Rural Fire Service for certification. The Commissioner certified the Bush Fire Prone Land mapping on the 19 July 2024.



It is recommended that Wollongong Development Control Plan be adopted, to reflect the certified Bush Fire Prone Land Mapping and a notice be placed on Council's website advising of the adoption.





Part E General Controls – Environmental Controls Chapter E16 Bush Fire Management

Contents

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DOCUMENT CONTROL

Rev No.	Adoption Date	In Force Date	Revision Details
1	26 August 2013	7 September 2013	Amendments to reflect Clause 21 Environmental Planning & Assessment Regulation 2000.
2	12 August 2024	ТВА	Amendments to reflect NSW Rural Fires Act 1997, including updated Planning for Bush Fire Protection 2019 and additional Vegetation Category 3.



1. INTRODUCTION

This chapter of the DCP provides guidance and controls for all development upon land classified as being bush fire prone within the City of Wollongong Local Government Area (LGA).

This chapter of the DCP should be read in conjunction with *Wollongong Local Environmental Plan 2009* (ie including the Bush Fire Prone Maps), the NSW Rural Fire Service document *Planning for Bush Fire Protection* and Addendum, and Australian Standard *AS3959 – 2018 Construction of Buildings in Bushfire-prone Areas.*

Additionally, any Development Application involving the erection of a detached dwelling-house, alterations and additions to an existing dwelling-house within bush fire prone land must also address the requirements contained in the NSW Rural Fire Service publication titled *Building in Bush Fire Prone Areas – Guidelines for Single Dwelling Development Applications*.

2. WHAT IS BUSH FIRE PRONE LAND?

2.1 General

Figure 1 illustrates the Bush Fire Prone Land map applying to the whole of the City of Wollongong LGA. This map can be viewed on Council's website.

Bush fire prone land is described as Category 1 Category 2 or, Category 3 vegetation. Figure 2 depicts bush fire vegetation (Category 1, Category 2 and Category 3) and the associated buffer distances.

If either the mapped vegetation or the buffer intersects a property, then the property is considered to be bush fire prone land.

2.2 Category 1 Vegetation

Category 1 vegetation appears as red on the map and represents forests, woodlands, heathlands, pine plantations and forested wetlands. Land within 100 metres of this category (indicated by the light yellow buffer on the map) is also captured by the Bush Fire Prone Land Map due to the likelihood of bushfire attack.

2.3 Category 2 Vegetation

Category 2 vegetation appears as yellow on the map and represents rainforests, and lower risk vegetation parcels. Lower risk vegetation parcels consist of:

- Remnant vegetation;
- Land within ongoing land management practices that reduce bush fire risk. These areas must
 be subject to a plan of management or similar that demonstrates that the risk of bush fire is
 offset by strategies that reduce bush fire risk and include:
 - Discreet urban reserve/s;
 - Parcels that are isolated from larger uninterrupted tracts of vegetation and known firepaths;
 - Shapes and topographies which do not permit significant upslope fire runs towards development;
 - o Suitable access and adequate infrastructure to support suppression by fire fighters;
 - Vegetation that supports a lower likelihood of ignition because the vegetation is surrounded by development such that ignition in any part of vegetation has a high likelihood of detection.

Land within 30 metres of this category (ie as indicated by the light yellow buffer on the map) is also



captured by the Bush Fire Prone Land Map due to the likelihood of bushfire attack.

2.4 Category 3 Vegetation

Category 3 vegetation appears as dark orange on the map and represents grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands

Land within 30 metres of this category (ie as indicated by the light yellow buffer on the map) is also captured by the Bush Fire Prone Land Map due to the likelihood of bushfire attack.

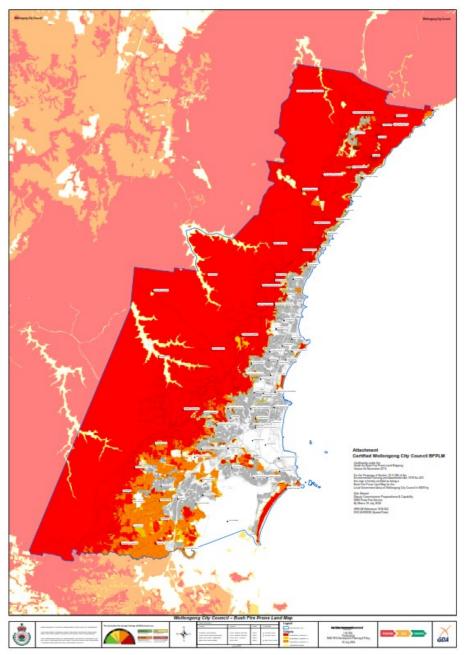


Figure 1 – Bush Fire Prone Land Map



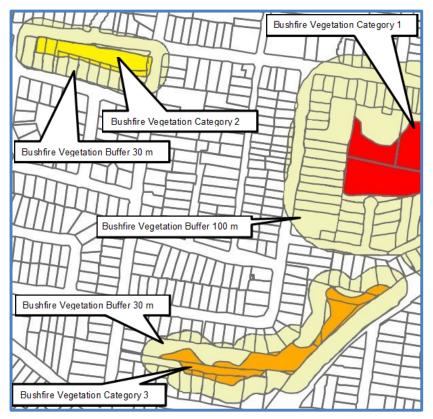


Figure 2 - Vegetation Categories and Buffer Distances

3. DEVELOPMENT CONTROLS

- If any part of a proposed development falls within an area that has been mapped as bush fire prone (Category 1, 2, 3 or buffer), then the applicant must consider bush fire risk as part of the Development Application process.
- 2) The application must be accompanied by a Bush Fire Risk Assessment report.
- 3) The Bush Fire Risk Assessment report must be in accordance with the requirements of Appendix 2 of *Planning for Bush Fire Protection 2019*.
- 4) Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service publication Building in Bush Fire Prone Areas Guidelines for Single Dwellings Applications should be used for any detached dwelling-house or alterations and additions to a dwelling-house.
- 5) Developments that meet the acceptable solutions of the *Planning for Bush Fire Protection 2019* can be determined by the consent authority (i.e. Council).
- 6) Applications should include buildings that are sited and designed to minimise the risk of bush fire attack which discourages the requirement to build at BAL–Flame Zone and BAL–40. If a performance based solution is proposed or the application can not comply with the *Planning* for Bushfire Protection 2019, the application will be referred to the NSW Rural Fire Service for comment prior to the determination of the application by Council.
- 7) Any proposed modification to a development consent granted for a development upon bush fire prone land must comply with the requirements of the *Planning for Bush Fire Protection* 2019 and Australian Standards AS3959 – 2018 Construction of Buildings in Bushfire-prone Areas.



- 8) Any landscape plan must be prepared in accordance with Appendix 4 of *Planning for Bush Fire Protection 2019* and the NSW Rural Fire Service publication *Standards for Asset Protection Zones*.
- 9) The landscape plan must identify the following:
 - a) Location and species type of all existing and proposed trees and shrubs within the proposed asset protection zone(s).
 - b) Proposed trees and shrubs to be removed as part of the asset protection zone (APZ).
 - c) Proposed trees and shrubs to be retained as part of the asset protection zone (APZ).

4. INTEGRATED DEVELOPMENT

- Bush Fire Safety Authority from the NSW Rural Fire Service, under Section 100B of the Rural Fires Act 1997 (NSW) is required for the following types of development:
 - a) Subdivision of land that could be used for residential or rural residential purposes.
 - b) Development of bush fire prone land for a special fire protection purpose as identified under Section 100B(6) of the NSW Rural Fires Act 1997, Clause 47 of the NSW Rural Fires Regulation 2022 and Section 6 of Planning for Bush Fire Protection 2019 (e.g. educational establishments, senior living self-care or residential care facilities etc.).
- 2) Any Integrated Development Application must be accompanied by a Bush Fire Risk Assessment report prepared by a suitably qualified bush fire consultant.
- 3) The Bush Fire Risk Assessment report must be in accordance with the requirements of Appendix 2 of *Planning for Bush Fire Protection 2019*.

5. CLASS 5 - 8 BUILDINGS AND CLASS 10 BUILDINGS OF THE NATIONAL CONSTRUCTION CODE

1) The National Construction Code (NCC) does not provide any bush fire specific performance requirements and hence, AS3959 and National Association of Steel-Framed Housing (NASH) Standard does not apply as a set of 'deemed to satisfy' provisions, however compliance with AS3959 and the NASH Standard must be considered when meeting the aims and objectives of Planning for Bush Fire Protection.

Whilst bush fire is not captured in the NCC for Class 5-8 buildings, the aim and objectives of *Planning for Bush Fire Protection 2019* guidelines apply in relation to other matters such as access, water and services and emergency and evacuation planning.

- 2) Under Section 8 of the *Planning for Bush Fire Protection 2019*, the following classes of buildings in the BCA are subject to compliance with the requirements of the *Planning for Bush Fire Protection 2019*:
 - a) Class 5 8 buildings (i.e. offices, factories, warehouses, public car parks and other commercial or industrial facilities)
 - b) Class 10a Buildings (i.e. sheds)
 - c) Class 10b Buildings (i.e. fences, retaining or free-standing walls, masts, antennae, swimming pools or the like); and
 - d) Class 10c Buildings (i.e. private bush fire shelter).
- 3) Where a Class 10a building is constructed in proximity to another residential class of building, the Class 10a building must meet the requirements of that class or be located no less than 6 metres away from a dwelling.



- 4) Class 10b buildings such as fences should be made on hardwood or non-combustible material, however in circumstances where the fence is within 6m of a building or in areas of BAL 29 or greater the fence should be made of non-combustible material only. Where an aboveground swimming pool is erected, it should not adjoin or be attached directly onto a wall of a building of Class 1 4 of SFPP Class 9.
- 5) In this respect, any Development Application for a Class 5 8 Building must be accompanied by a Bush Fire Risk Assessment report. This report must be prepared by a suitably qualified and experienced bush fire consultant.
- 6) Any Development Application for a Class 10 Building must be supported by a Bush Fire Risk Assessment report. This report is recommended to be prepared by a suitably qualified and experienced bush fire consultant, rather than the property owner.

6. CONSTRUCTION CERTIFICATE APPLICATIONS FOR DEVELOPMENTS WITHIN BUSH FIRE PRONE LAND

1) Construction Certificate applications for development upon land classified as bush fire prone land are assessed in accordance with AS3959 – 2018 Construction of Buildings in Bushfire-prone Areas. Therefore, an applicant must provide a schedule of compliance with the applicable construction standards in accordance with Section 3 of AS3959. This schedule will form part of the approval documentation and the applicant will be required to comply with it during the course of construction.

7. ASSET PROTECTION ZONES ON COUNCIL MANAGED LANDS

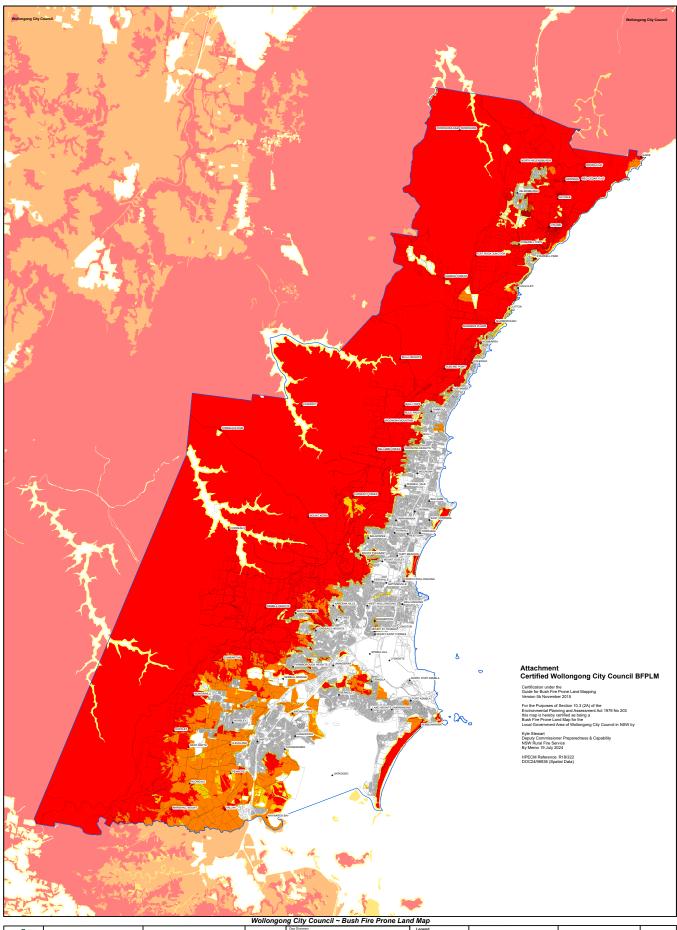
- Generally APZs proposed on lands to be dedicated to Council will not be accepted. Where a
 Development Application proposes an APZ on land to be dedicated to Council, it will be
 assessed on a case-by-case basis and must have regards for/to:
 - a) Accessibility of land
 - b) Minimisation of ongoing maintenance
 - Identification of the responsible party for the identified maintenance e.g. use of positive covenants on adjoining properties
 - d) The intended use/purpose of dedicated land. This will have bearing on acceptability of the proposal e.g. APZ on sporting fields which are maintained by Council for general public use. Natural creek lines and bushland reserves are not appropriate
 - e) Council's preferred management option for APZs in new subdivisions is a perimeter road networks with the balance/additional APZ components within private land.

8. REFERENCE MATERIAL / DOCUMENTS

The NSW Rural Fire Service *Planning for Bush Fire Protection 2019* guidelines and the NSW Rural Fire Service publication *Building in Bush Fire Areas – Guidelines for Single Dwelling Applications* can be viewed on the NSW Rural Fire Service website under the heading *Single Dwelling Application Kit* via the following link: https://www.rfs.nsw.gov.au/resources/publications/building-in-a-bush-fire-area/general/single-dwelling-application-kit.

The NSW Rural Fire Service publication Standards for Asset Protection Zones can be viewed on the NSW Rural Fire Service website via the following link: https://www.rfs.nsw.gov.au/ data/assets/pdf file/0010/13321/Standards-for-Asset-Protection-Zones.pdfThe Australian Standard AS3959 – 2018 Construction of Buildings in Bushfire-prone Areas may be obtained from Standards Australia website at www.standards.org.au.

























ITEM 10 POST EXHIBITION - DRAFT WASTE AND RESOURCE RECOVERY STRATEGY 2034

On 24 June, Council endorsed the draft Wollongong Waste + Resource Recovery Strategy 2034 for public exhibition. The draft strategy was exhibited from 25 June – 23 July 2024 and drew a total 188 responses from the community. Minor amendments are proposed to the draft strategy based upon the feedback received from the community.

The draft strategy has been prepared to build on the previous Strategy 2014 – 2022 to guide the management of Council's waste related services for the next 10 years.

This report proposes adoption of the Waste and Resource Recovery Strategy 2034 to guide the way Wollongong manages its waste into the future.

RECOMMENDATION

- 1 Council notes the proposed amendments to the Draft Waste and Resource Recovery Strategy following review of the submissions received as part of the Community engagement process.
- 2 The Wollongong Waste and Resource Recovery Strategy 2034 be adopted.

REPORT AUTHORISATIONS

Report of: Paul Tracey, Manager Open Space + Environmental Services

Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

- 1 Engagement report
- 2 Summary of submissions received
- 3 Summary of proposed amendments
- 4 Amended Waste and Resource Recovery Strategy 2034

BACKGROUND

The provision of waste services for the community is a significant function and responsibility for Wollongong City Council with more than 88,000 properties receiving:

- Weekly Food Organics and Garden Organics (FOGO) and mixed waste (landfill) services,
- Fortnightly comingled recycling service,
- Enhanced services including:
 - o on-call bulk household kerbside collections,
 - o garden organics and cardboard drop offs at selected times throughout the year.

Council's Public Place waste collection services more than 1,300 public place bins, street cleaning and city presentation. In addition, Council operates the Wollongong Waste + Resource Recovery Park – Whytes Gully, which provides a landfill facility for domestic and commercial waste, public drop-off transfer station, and a community recycling centre.

Our waste + resource recovery services are important and valued by our community, with the 2023 Wollongong City Council Community Satisfaction Survey indicating:

- 88% of our community are satisfied with the current Domestic Waste service.
- 84% of our community are satisfied with current recycling and FOGO services.
- 67% of our community are satisfied with the current Public Place bin services.

On 24 June, Council considered the draft Wollongong Waste and Resource Recovery Strategy 2034 developed to provide clear direction towards sustainable waste and resource management for the City of Wollongong into the future, which has been developed based on four key goals:

- 1 Reduce Waste to Landfill 'Landfill is a last resort for waste'
- 2 Transition to a Circular Economy 'A circular economy provides the best use of resources'



- Reduce our Waste Related Emissions 'When it comes to emissions less is best' 3
- Improve our Waste Management 'Getting waste management right is key'

The draft strategy also recognises the important role of ongoing waste education and engagement which underpins the success of all four goals and will continue to evolve through the life of the strategy to ensure broad reach and higher rates of engagement within the community.

The draft Strategy also aims to build on the achievements of the former strategy which include:

- The commencement of a fully functional FOGO collection service and weekly green bin collection
- Construction and opening of a Community Recycling Centre at Whytes Gully
- Landfill gas capture and reduction of greenhouse gas emissions at Whytes Gully
- Improved on-call kerbside collection service
- A sustainable waste policy for public and special events
- Community recycling stations installed in Council Libraries
- Improved waste education and access to waste information
- Improved environmental performance at Whytes Gully particularly air, water, and odour.

The draft Strategy recognises that several actions listed in the previous strategy will continue to remain a focus in the new strategy including:

- Update of the waste chapter of our Development Control Plan (DCP)
- The rehabilitation of the former Helensburgh waste facility
- A plan for emergency waste management
- Investigating and implementing pricing incentives for separated materials
- Continued improvements into illegal dumping
- Implementation of a public place recycling solution.

PROPOSAL

The public exhibition of the draft Wollongong Waste + Resource Recovery Strategy 2034 resulted in 188 responses (See Attachment 2 - Summary of Submissions) during the community engagement period. and these responses are collated into the following themes:

What respondents liked:

- Thinking about waste management in the future for the region
- Reducing waste going to landfill
- Exploring solutions for soft plastics recycling
- Expanding recycling solutions
- Increasing education
- Address illegal dumping
- Targeting polystyrene
- Increasing FOGO uptake
- Investigating a North Illawarra waste disposal option
- Transitioning to a circular economy, particularly with the idea of repair/circular economy hubs.

What respondents didn't like:

- Moving to a fortnightly red-lid bin service without prior consultation or ability to opt-in
- Current recycling solutions domestic collection, public recycling bin availability, accessibility to Whytes Gully as the only tip option
- Increasing costs
- Lack of soft plastic recycling or polystyrene solution in region
- Continued increase of waste (eq. packaging, commercial waste, textiles) ending up in waste stream and going to landfill.
- Community engagement approach to build Draft Strategy.



Things to consider:

- Future consultation on red-lid bin changes so there are not adverse negative consequences/risks for households that are unable to move to a fortnightly service (large families, children in nappies etc.)
- More effective recycling solutions for domestic services (eg. weekly recycling service).
- Increase treatment / recycling options for problem waste eg. textiles, glass, e-waste, nappies bulky items for kerbside collection
- Education that is tailored to what community wants and needs
- Reducing illegal dumping and enforcement of illegal dumping
- Future possibility of energy generation from waste
- Expanding engagement strategy for community on the topic of waste
- Evaluating costs of landfilling in a cost of living crisis
- Incentivising effective waste management in the community

Media focus and the Red Bin collection service

During the exhibition period, local media focussed on the draft action to investigate an 'opt-in' fortnightly red bin collection service. Much of the feedback received on this proposed action was a perception that the change would occur without choice or consultation, rather that the opt-in approach proposed in the strategy which aimed to provide an opportunity for people to reduce red bin collection services if they choose to do so.

CONSULTATION AND COMMUNICATION

The Draft Waste and Resource Recovery Strategy was exhibited for 28 days from 25 June to 23 July 2024 across the following engagement platforms:

- Our Wollongong website:
 - An online survey was used to capture participants' comments.
 - o An online Q&A forum was provided for participants to ask questions about the draft plans.
- Face to face conversations:
 - Drop-in information session at the Wollongong Library on 4 July 2024
 - Waste Education pop-up stall at Wollongong Friday Markets on 19 July 2024
 - Aboriginal engagement
- Social media posts
- Email
- Hard copy surveys
- Sustainability newsletter
- Council e-newsletter
- Phone calls
- Letters

A total 188 responses were received from the community including a combination of local residents, local resident forums, experts in waste, businesses in the waste industry, previous participants, commercial businesses, and members of the Aboriginal community. Feedback received has informed the amendments made to the strategy.

PLANNING AND POLICY IMPACT

This strategy contributes to the delivery of Our Wollongong 2032 Goal 1 – We value and protect our environment. It specifically delivers on the following:

	Community Strategic Plan 2032	Delivery Program 2022-2026
	Strategy	Service
1.4	Work together to achieve a net zero carbon emissions and reduce waste going to landfill	Waste Management



RISK MANAGEMENT

Waste + Resource Recovery services generally carry a higher level of risk with complex and significant environmental, economic, social, operational, and reputational risks.

The strategy aims to provide a clear and transparent direction for the way Council provides its waste services, to ensure risk are mitigated into the future.

FINANCIAL IMPLICATIONS

Actions within the draft strategy will be delivered as part of Council's core waste business, and through Council's annual review of its Fees and Charges including the Domestic Waste Charge.

Council will continue to seek grant funding opportunities for specific waste improvement actions within the Strategy that may accelerate proposed timing for completion.

Any actions that are not funded operationally will be considered against other community needs for the allocation of resources as part of Council's annual Delivery Program and Operational Plan process.

CONCLUSION

The draft Wollongong Waste + Resource Recovery Strategy 2034 provides the community with clear direction on Council's waste service overall.

The report proposes adoption of the Waste and Resource Recovery Strategy 2034 to guide the way Wollongong manages its waste into the future.









Draft Waste and Resource Recovery Strategy 2024-2034

July 2024



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The information in this report is based on data collected from community members who chose to be involved in engagement activities and therefore should not be considered representative.

This report is intended to provide a high-level analysis of the most prominent themes and issues. While it's not possible to include all the details of feedback we received, feedback that was relevant to the project has been provided to technical experts for review and consideration.

The analysis of engagement results was assisted by the use of AI technology using de-identified data. All data had been reviewed and de-identified by staff before being input into AI.



Executive Summary

Following the Council meeting on Monday 24 June, the Draft Waste and Resource Recovery Strategy was put on exhibition from 25 June – 23 July 2024.

Engagement heard from almost 200 voices - a combination of local residents, experts in waste, businesses in the waste industry, previous participants, commercial businesses, Aboriginal community and more.

The themes that emerged from the exhibition period have been summarised as:

What people liked

- Thinking about waste management in the future for the region
- · Reducing waste going to landfill
- Exploring solutions for soft plastics recycling
- Expanding recycling solutions
- Increasing education
- Address illegal dumping
- Targeting polystyrene
- Increasing FOGO uptake
- Investigating a North Illawarra waste disposal option
- Transitioning to a circular economy, particularly with the idea of repair/circular economy hubs.

What people didn't like

- Moving for a fortnightly red-lid bin service without prior consultation or ability to opt-in
- Current recycling solutions domestic collection, public recycling bin availability, accessibility to Whytes Gully as only tip option
- Increasing costs
- Lack of soft plastic recycling or polystyrene solution in region
- Continued increase of waste (eg. packaging, commercial waste, textiles) ending up in waste stream and going to landfill.
- Community engagement approach to build Draft Strategy.

Things to consider

- Future consultation on red-lid bin changes so there are not adverse negative consequences/risks for households unable to move to fortnightly service (large families, children in nappies etc.)
- More effective recycling solutions for domestic services (eg. weekly recycling service).
- Increase recycling options for problem waste eg. nappies, textiles, glass, e-waste, bulky items for kerbside collection
- · Education that is tailored to what community wants and needs
- Reducing and enforcement on illegal dumping
- Future possibility of energy generation from waste
- Expanding engagement strategy for community on the topic of waste
- Evaluating costs of landfilling in a cost of living crisis
- Incentivising effective waste management in the community
- Creating a summarised version of the draft strategy for improved readability.

Council will consider all the feedback over the exhibition period and make adjustments as necessary to the draft before the final Waste and Resource Recovery Strategy 2024-2034 is put before Council for adoption.



Background

The Waste and Resource Recovery Strategy 2024-2034 sets a clear direction towards sustainable waste and resource management for the City of Wollongong moving into the future.

The Waste and Resource Recovery Strategy 2024-2034 has been built using feedback from experts in the waste space, but also feedback from the everyday residents in our community.

In early May, Council opened up a conversation with the community called Talking Waste for 2024-2034. Feedback was gathered from over 130 people through in-person conversations, workshops and surveys with the Aboriginal community, Neighbourhood Forums, Resident Action Groups, waste and circular economy leaders, and our broader community who represented Wollongong's diverse population.

An internal team have been working to design this strategic document. Many areas of Council are involved with the development of this Draft Strategy so that it is feasible and achievable. People from the teams in Waste, Environment, Communications, Procurement, Open Spaces, Customer Service and Engagement have been consulted throughout this project.

Stakeholders

Stakeholders identified prior to the start of the engagement period included:



Methods

Communication Methods

Methods	Details of Methods		
Our Wollongong website	The project webpage hosted background information and supporting documents: Online survey Frequently Asked Questions Question and Answer Tool		
Email to key stakeholders	An email was sent to key stakeholders identified through an analysis.		
Register of Interest	2 144 people registered on the Our Wollongong website with an interest in 'Environment' received an email newsletter on the project		
Media release	 2 July 2024 - <u>Draft strategy sees big ideas tackle waste woes</u> 4 July 2024 - <u>Council statement: Red-lid bin service and our draft waste strategy</u> 		



Social media	 Facebook 2 July <u>We need your help to chart our ten-year path</u> Facebook 4 July - <u>Fact check! Red lid bin waste service update</u>
Sustainability Newsletter	2 700 people received the Sustainability Newsletter with information on the project on Monday 20 May.
Council e- Newsletter	3 379 people received the Council e-newsletter on Friday 5 July
Wollongong City Council Libraries	Background information, an FAQ and hard copy survey were made available at all 7 libraries.

External Media

Information about the Draft Strategy featured in the following media avenues:

Media	Date	Message	
ABC Illawarra	3 July	Interview with Gordon Bradbury and statement by Councillor Anne	
		Martin - Illawarra Breakfast - ABC listen	
		News Headline	
		Social Media – <u>Facebook Post "What do you think of a fortnightly red bin service?"</u>	
	5 July	Interview with Councillor Cath Blakey - Illawarra Breakfast - ABC listen	
	17 July	Interview with Councillor John Dorahy - Illawarra Breakfast - ABC	
<u>listen</u>		<u>listen</u>	
Illawarra Mercury	2 July	Article - Fortnightly red-lid bin collection put on agenda for Wollongong	
		Facebook Post – "Is fortnightly collection something people want?"	
		Instagram Post - "Reduced re-lid bin collection put on agenda by Wollongong council"	
	4 July	Social Media - Facebook Post "Council unable to say how many people wanted the change"	
	5 July	Article - Wollongong red-lid bin collection fortnightly would be	
		unpopular	



	10 July	Letter to editor (Credit: Illawarra Mercury)			
		Listen to residents on red-lid bin collection			
		I READ in the Mercury, with great interest, that the Wollongong City Council are considering changing our red garbage bin pick-up system. Reducing our pickup system to everyother week is of great concern to my family. We are a family of eight persons and we need the large bin which we fill each week. We also pay \$847.20 for this service. Is the council gionig to reduce our garbage costs so as I can invest in another bin? If this service starts I can see many more people will just dump garbage all over Wollongong road side, playing fields, beach reserves etc. This looks like it is the last good bye our Lord Mayor has for us in Wollongong. Suggestion: Ask for residents comments. I thought council was elected by rate payers so we need to have a say. Place some big skip bins in local areas for residents to dump excess garbage. Landfill will not get smaller. In our case,			
Mirage News	4 July	Article - Wollongong Unveils Red-Lid Bin Service, Draft Waste Plan			
Radio station i98	4 July	Headline			
	5 July	Headline			
Radio station 96.5 Wave FM	3 July	Headline			
vvave rivi	4 July	Headline			
	5 July	Headline			
Region Illawarra	12 July	Article - Wollongong Council is talking rubbish and residents shouldn't waste a chance to comment			
Southern Highland News	2 July	Article - Fortnightly red-lid bin collection put on agenda for Wollongong			
The National Tribune	4 July	Article - Red-lid bin service and our draft waste strategy – Wollongong			
The Bulli and Clifton Times	4 July	Article - <u>Draft strategy proposes big ideas to tackle city's mounting waste woes</u>			
Waste Management Review	2 July	Article - Wollongong draft waste strategy eyes innovative solutions			
WIN News Illawarra	4 July	News Story			

Engagement Methods

Feedback was collected through the following means:

- Our Wollongong website
 - o An online survey was used to capture participants' comments.
 - o An online Q&A forum was provided for participants to ask questions about the draft plans.



- Face to face conversations
 - o Community drop-in session @ Wollongong Library Theatrette 4 July 2024
 - Waste Education Pop-up stall @ Wollongong Friday Markets 19 July 2024
 - Aboriginal Engagement
- Email
- Hard Copy Surveys
- Phone calls
- Letters



Participation

Recorded Participation

This section provides details on the participation in engagement activities and feedback received during the exhibition period.

Engagement Activities		Participation
Phone Calls	1	
Emails	Emails	
Submission on behalf of group		2
Letter		1
Face to face conversations		20
Online Participation via Our Wollongong		159
	Total	188

Statistics from Our Wollongong

Engagement Activities	Participation
Viewed the page	1.55k
Read the Frequently Asked Questions	147
Downloaded the Draft Document	641
Aware – Total number of people who viewed the project webpage.	1.2k
 Informed – Total number of people who clicked a hyperlink, e.g. to download the draft plans. 	755
 Engaged – Total number of people who actively contributed to the project, e.g. by submitting comments via the survey or posting a question to the Q&A. 	159



Feedback

Our Wollongong - Survey Results

There were 159 individual responses to the online survey via Our Wollongong.

Not every question was compulsory, therefore responses to each question vary.

Feedback that came through via 5 emails, 1 phone call and 1 letter was also fit into the survey questions where most appropriate. The combined total of responses analysed within this section of the report is 166.

Question 1: What did you like about the Draft Waste Strategy?

142 people outlined what they liked about the draft strategy. It has been summarised below:

Future Planning

People were most appreciative of the future planning Council was undertaking in the waste management space. Many people stated they were grateful for Council managing waste in a sustainable and considered way to reduce negative impacts on the environment. One commenter – "I liked the idea that the Council is planning to follow a strategy to improve waste management."

It was clear that the community agrees with the priority of reducing waste in the community and landfill for the future. Many respondents outlined that what they liked most about the strategy was it's goal to "reduce waste". Some people linked the opt-in red bin collection service action as an effective way to reduce waste. One person said "I support action 1.3.3 to incentivise a smaller red bin... e.g. give a discount for a fortnightly service or a smaller bin." Another said the "idea of fortnightly collection of red bins is a good one to reduce the cost of collection and encourage reduction of waste to landfill."

Several people outlined that were glad to see actions that Council was setting to deliver on, and believe Council was "on the right track". Some people believe the goals, priorities and actions were achievable and well thought out – "The plan sets clear and reasonable goals, with a reasonable range of strategies to meet them." Someone else said "I like that multiple avenues are being investigated and not just household rubbish collection."

Those supportive of the draft strategy supported Council exploring new technologies in the waste stream. A comment included "I particularly liked the idea of expanding gas capture at Whytes Gully for use in electricity generation. Great idea".

Target areas within the strategy

Many people chose to comment on specific target areas they were happy to see Council actioning over the next ten years. These topics included:

- Exploring solutions for soft plastics recycling
- Expanding recycling
- Increasing education
- Address illegal dumping
- Targeting polystyrene
- Increasing FOGO uptake
- Investigating a North Illawarra waste disposal option
- Transitioning to a circular economy, particularly with the idea of repair hubs.



Readability of Plan

Some people chose to comment on the readability of the actual strategy, including aesthetics and interpretation. People appreciated the:

- Four goals
- Colour scheme
- Graphics and imagery, particularly the graphic that shows bin contents from data within the 2023 audit.
- Easy reading style
- Well covered and considered information.

Did not support

Several people stated they did not like the plan. Their correlating responses to later questions centred around Council moving towards a fortnightly service as a definite and immediate move by Council. Their feedback has been included as a response to Question 2.



Question 2: What didn't you like about the waste strategy?

There were 151 responses to the question asking what people did not like about the draft strategy. What people were not supportive of has been summarised in the themes below.

Recycling and Waste Reduction Initiatives

- Current frequency of yellow bin collection Domestic recycling should be changed to weekly as
 recycling bins are often full at the end of the fortnight. This was highlighted particularly around if
 red-lid bin collection changed to fortnightly.
- Current inability to recycle materials like soft plastics and polystyrene.
- Lack of financial incentives to encourage proper waste disposal and recycling.
- Lack of regulation and incentives for businesses to reduce waste and increase recycling efforts.
- Council needs to put pressure to reduce waste at the source, including packaging reduction and encouraging businesses to minimise waste.
- Lack of commitment in the strategy to prioritise recycled products in procurement processes.
- Current recycling centres are not user friendly and are inaccessible more convenient locations are needed for recycling drop-offs to encourage participation.

Community Consultation and Representation

- Dissatisfaction with the consultation process, arguing that 130 participants are not representative of a region with 220,000 people.
- Concerns that only voices supporting fortnightly red bin collection were included, suggesting a biased consultation.

Illegal Dumping and Enforcement

- Lack of effective strategies to combat illegal dumping.
- Council should impose fines and offering rewards for reporting illegal dumpers.
- The current waste system is inaccessible and costly to dispose of large items which increases illegal dumping.

Education and Communication

- Relying solely on education will not be effective in changing behaviours, particularly for illegal dumping.
- Document is too lengthy and complex a summary one-page documents to convey key points would be more effective.

Specific Program and Policy Suggestions

- Clearer information on pilot programs and specific strategies to be implemented is needed
- Commit and adopt new technologies for waste management, including mechanical heat treatment processes and circular economy initiatives.

Fortnightly red-lid bin collection

Related to the question asking what people did not like about the draft strategy, 95 of 151 commented on the proposed changes to the red-bin collection changing to fortnightly.

Much of the feedback on the red bin changing to fortnightly was that the change would occur without choice or consultation, rather than an "opt-in" as outlined in the draft strategy. There were spikes of feedback given via the Our Wollongong survey that aligned with external media outlets running stories on the draft strategy being on exhibition.

The feedback has been summarised below into key concerns raised by respondents:



Overflowing bins

Many respondents, especially those with children, large households, or multi-unit dwellings outlined they already struggle with full bins on a weekly basis. Extending the collection period to fortnightly would exacerbate this issue. This feedback included people saying whilst they still used FOGO and recycled, they were still having issues with overflowing bins, along with people who did not use FOGO at all.

Hygiene concerns

Concerns about unpleasant odours, pest infestations, and health hazards, particularly in warm weather, due to waste such as nappies and sanitary products sitting for two weeks.

Illegal Dumping

Fears that less frequent collection will lead to increased illegal dumping and improper waste disposal, which would defeat the purpose of reducing waste to landfill.

Bin Size and Costs

The need for larger bins to accommodate two weeks' worth of waste, which may incur additional costs, and requests for rate reductions if service frequency is reduced. This is also a problem for renters, who do not have input into the size of their provided bin.

Equity Concerns

Recognition that waste generation varies significantly between households, making a one-size-fits-all approach impractical and unfair. This is of particular concern during a cost of living crisis where families cannot afford to increase their bin size to account for a fortnight's worth of waste.

Scepticism

Doubts about the Council's motives, suspecting cost-cutting under the appearance of environmental concern.

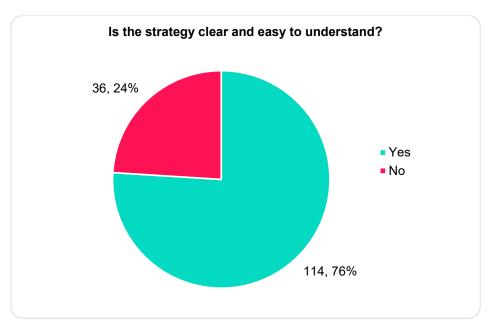
There were some people who gave more mixed commentary on the fortnightly red bin changing. The mixed sentiment has been summarised in the following points that Council will need to consider:

- If red-lid bin collections were reduced to fortnightly, rates should be reduced.
- If changing to fortnightly, Council should increase the bin size to the largest 240L without any additional charge.
- If Council pursues a solution to soft plastics recycling, then some people feel they would be more equipped to reduce their service to fortnightly.
- Future consultation (eg. survey, information packs) should occur so Council understands individual
 household's experience of their waste collection, and ensure the community feels prepared if
 moving to fortnightly red-lid bin collections.



Question 3: Is the strategy clear and easy to understand?

Respondents were asked if they found the draft strategy easy to follow and understand it's contents. This feedback will be used to improve the readability of the document before it is put forward for adoption. The response was:



People who selected 'no' were offered an opportunity to express why they did not find the draft strategy clear and easy to understand. Their feedback has been summarised as:

- Simplify the language and use plain English, avoiding jargon and buzzwords.
- Make the strategy easy to understand with direct actions and clear explanations.
- Provide summaries and straightforward, concise information.
- Increase transparency about the reasoning behind decisions.
- Use simple, clear infographics instead of lengthy, wordy documents.
- Ensure community consultation is evident in the strategy.
- Include practical solutions that consider all household scenarios.
- Clearly state that weekly red bin collection will not be reduced to fortnightly.
- Distribute information through letterbox drops.
- Offer specific details on costs and changes impacting ratepayers.
- Make it accessible for the less educated and elderly.
- Consider separate waste management needs for units and large families.



Question 4: If you have anything else you would like to share, tell us here:

Respondents were offered an opportunity to provide any additional feedback relate to waste. 86 people chose to add additional comments which has been themed below:

Red Bin Collection:

- As in 'Question 2', many again voiced their opposition to a reduction in the red bin collection to
 fortnightly. The sentiment was similar as what was captured in question 2, with the desire to keep it
 weekly due to various concerns like increased in illegal dumping, overflowing bins, and hygiene
 concerns.
- A few respondents stated they felt prepared to "opt-in" to a fortnightly collection, particularly if the change was incentivised.

Recycling services

- A weekly recycling service was wanted as many bins are full by the fortnight. If Council moves to a
 fortnightly red-lid bin collection, some people said there will likely increase in contamination of the
 materials in the yellow bin when bins overflow.
- Respondents were encouraged with Council investigating a resource centre in the northern suburbs as Whytes Gully can be inaccessible.
- Many are interested in Council investigating recycling of soft plastics and reducing their presence in the waste stream.
- People wanted additional recycling solutions for textiles, glass, electronics (eg. TVs), nappies and polystyrene.
- Some wanted more frequent recycling collections and kerbside pickups for bulky items.
- There was some interest in energy generation from waste and local breakdown facilities.

Education

- Respondents suggested creating clear, simple educational materials, such as videos, to guide proper recycling practices.
- Engaging schools and youth in waste management education was also recommended to foster long-term sustainable habits.

Consultation and Representation Concerns:

- Several comments criticised the consultation process, suggesting that the sample size was too small and not representative of the broader community's views.
- People wanted more extensive and inclusive community consultation to ensure that diverse
 perspectives are considered in the final strategy.

Community Education and Engagement:

- Importance of educating the community, particularly youth, about waste management.
- Suggestions for using volunteers and key community members to promote recycling and FOGO.

Infrastructure and Accessibility:

- Need for more recycling centres and facilities, particularly in the northern suburbs.
- Concerns about high tipping fees leading to increased illegal dumping.
- Suggestions for making bins with lockable lids to prevent overflow and littering.

Other Points to Consider:

- Requests for a more straightforward, user-friendly approach in council communications and documents.
- Suggestions to focus on reducing the production of waste at the source, such as packaging and fast fashion.
- Consideration for special needs groups, such as those with medical waste or large households.



- Calls for improved enforcement against illegal dumping and littering.
- Interest in exploring more innovative waste management solutions, such as bar-coded bins and small electric vehicles for collection.

Submissions

There were submissions received from the following groups:

- Neighbourhood Forum 5
- Circular Plastics Illawarra

The submissions were sent to the project owner in full and was analysed as part of the engagement process.

Face to face Engagements

Several conversations occurred that were face to face about the draft Waste and Resource Recovery Strategy 2024-2034. These included:

- Community drop-in session was held on 4 July at Wollongong Library Theatrette.
- Pop-up waste information stand on 19 July at Wollongong Mall
- Aboriginal Engagement

The broader community face to face sessions served more as an opportunity for questions about the draft document. Many of the conversations were giving clarity on the "opt-in" fortnightly red-lid bin proposal, as many people had seen in external media that Council was permanently moving to a fortnightly service. Other questions centred around waste management in the home (eg. what bin does this go in?).

Aboriginal Engagement

Conversations with the Aboriginal community took place across both Phase 1 and Phase 2 on the topic of waste. The conversations were of an informal structure and involved a broader discussion on waste.

Phase 1 feedback centred around prioritising and incorporating Aboriginal values like Caring for Country into everything Council does related to waste. It was about treading lightly on our current environment and land, and being resourceful and innovative with our approach.

During Phase 2, the Aboriginal community was informed of how their feedback had been incorporated into the draft strategy. Some additional areas for Council to consider before the final adoption of the strategy were:

- Council should consider outreach waste services for the Aboriginal Community. Do community waste
 days/weeks where a skip bin or recycling bin is taken out to places like Coomaditchie or Warrawong
 Housing complex and give the community an opportunity to drop waste as they probably don't have
 cars to get to tip. May need to partner with Department of Housing. Could Council look into other
 Aboriginal communities?
- Consider reduced fees for communities of lower socio economic status
- Recycling hubs like Dunmore, Shellharbour are exciting and effective



Social Media

Council posted to Facebook on 4 July to clear up misunderstanding in the community of Council moving towards a fortnightly red-lid bin service with the adoption of the draft Waste and Resource Recovery Strategy.

Social media commentary is not considered a submission, however, has been included to capture the feelings towards moving to a fortnightly red-lid bin service.

The sentiment of the Facebook comments is mixed, with a notable lean towards negativity. A summarised breakdown of the sentiment is as follows:

Negative commentary:

Illegal Dumping Concerns

Multiple comments express worries that reducing bin collection frequency will lead to more illegal dumping.

Lack of trust

Some comments express a lack of trust in the council's motives and decisions, mentioning it being a "cash-grab". Comments suggest that reducing collection frequency is a cost-cutting measure disguised as an environmental effort.

Health and Hygiene Issues

Concerns about maggots, bad smells, and issues with nappies indicate worries about hygiene with less frequent collections.

Positive commentary:

Personal Adaptations

Some users have adapted well to using the green and yellow bins, finding their red bin is less full and supporting the proposed changes.

Mixed commentary:

Seeking Clarification

Comments asking for explanations or suggesting alternative solutions like "Energy from Waste plants" show a willingness to discuss and understand the changes.

Conditional Support

Some comments support the changes if certain conditions are met, such as reduced rates or maintaining current service levels for larger households.



Concluding engagement on waste

From May – July 2024, a conversation on waste was held in two phases.

- Phase 1: Building our future Waste Strategy "Talking Waste for 2024-2034"
- Phase 2: Exhibiting our Draft Waste and Resource Recovery Strategy 2024-2034

Over the two phases of engagement, we heard directly from over 300 people on the topic of waste. We invited everyone in the local government area with an interest in waste to join the conversation. We provided opportunities for a range of voices to be heard through conversations, workshops, drop-in sessions, pop-up events, surveys and social media. This was a conversation that heard from our community's diverse voices, including our local residents, community representative groups, Aboriginal community, local businesses and waste and circular economy leaders.

Phase 1: "Talking Waste for 2024-2034"

The engagement period was from 2 May – 20 May 2024.

Engagement heard from 130 voices – a combination of local residents, experts in waste, businesses in the waste industry, Aboriginal community members and internal staff.

The themes that emerged from engagement with the community under each of the five focus areas have been summarised as:

Goal 1: Reduce Waste to Landfill

- Support for reuse initiatives like libraries of things and repair cafes.
- Improving recycling programs for various materials.
- Support for reuse initiatives like "libraries of things" that store repaired and reusable items, and repair cafes.
- Reducing single-use plastics through local regulations.
- Enhancing waste collection and segregation with incentives.
- · Strong focus on community education and engagement.

Goal 2: Transition to a Circular Economy

- · Encouraging mindful shopping and reducing waste.
- Promoting recycling, repair, and repurposing at individual and organisational levels.
- Legislative support for sustainable practices and circular economy policies.

Goal 3: Reduce Waste Related Emissions

- Collaboration with other councils and governments.
- Community education on waste management.
- Infrastructure improvements for sorting and recycling.
- Transitioning to electric or hybrid waste collection vehicles.

Goal 4: Improve Waste Management

- Continuous education and community engagement.
- Reducing and recycling soft plastics.
- Expanding waste reduction initiatives, especially FOGO in multi-dwelling units.
- · Improving infrastructure at Whytes Gully.
- Advocating for plastic reduction legislation and ensuring accountability.



Improving Education and Communication

- Enhanced communication through real estate, strata, and revamped Council website.
- Interactive learning via sustainability festivals, community events, and workshops.
- School involvement in waste management education.
- Mobilising community volunteers and consistent messaging to reinforce recycling rules.
- Providing clear, accessible information and incentives to encourage proper waste management.

Aboriginal Engagement

Multiple conversations were had with members of the local Aboriginal Community on the topic of waste. Some of the topics discussed included caring for Country, considering impact, education, reuse of existing assets and partnering with other Councils on initiatives.

Phase 2: "Exhibiting our Draft Waste and Resource Recovery Strategy 2024-2034"

The exhibition period was from 25 June – 23 July 2024.

Engagement heard from almost 200 voices - a combination of local residents, experts in waste, businesses in the waste industry, previous participants, commercial businesses, Aboriginal community and more.

The themes that emerged from the exhibition period have been summarised as:

What people liked

- Thinking about waste management in the future for the region
- Reducing waste going to landfill
- Exploring solutions for soft plastics recycling
- Expanding recycling solutions
- Increasing education
- · Address illegal dumping
- Targeting polystyrene
- Increasing FOGO uptake
- Investigating a North Illawarra waste disposal option
- Transitioning to a circular economy, particularly with the idea of repair/circular economy hubs.

What people didn't like

- Moving for a fortnightly red-lid bin service without prior consultation or ability to opt-in
- Current recycling solutions domestic collection, public recycling bin availability, accessibility to Whytes Gully as only tip option
- Increasing costs
- Lack of soft plastic recycling or polystyrene solution in region
- Continued increase of waste (eg. packaging, commercial waste, textiles) ending up in waste stream and going to landfill.
- Community engagement approach to build Draft Strategy.

Things to consider

- Future consultation on red-lid bin changes so there are not adverse negative consequences/risks for households unable to move to fortnightly service (large families, children in nappies etc.)
- More effective recycling solutions for domestic services (eg. weekly recycling service).
- Increase recycling options for problem waste eg. nappies, textiles, glass, e-waste, bulky items for kerbside collection



- Education that is tailored to what community wants and needs
- Reducing and enforcement on illegal dumping
- Future possibility of energy generation from waste
- Expanding engagement strategy for community on the topic of waste
- Evaluating costs of landfilling in a cost of living crisis
- Incentivising effective waste management in the community

Next Steps

Council will consider all the feedback over the exhibition period and make adjustments as necessary to the draft before the final Waste and Resource Recovery Strategy 2024-2034 is put before Council for adoption.



Draft Waste and Resource Recovery Strategy 2024 - 2034 - SUBMISSIONS AND RESPONSES

Item	Theme	Submission/s Summary	Response	Proposed Action/s
1	Red bin collections	community were in relation to the proposed action of	As this document is a 10 year strategy, it has considered many options to reduce waste to landfill, as well as decreasing waste related	Amendment of page 19 'Some key things the community told us' to include feedback received during public exhibition and
		investigating a fortnightly red bin collection (action 3.4.2). This action has been misinterpreted by members of the community via various	emissions. The investigation of a fortnightly red bin collection is just one proposed action to address these issues.	reflect that a large percentage of submissions were against the idea of moving to a fortnightly collection of the red bin.
		media coverages, e.g social media and the Illawarra Mercury. Most submissions received regarding this action were against the idea of moving to a fortnightly collection of the red bin, however there were several submissions that	Our proposed response is to amend action 3.4.2 to include consideration of the community's needs and expectations, but to continue to investigate methods of reducing waste to landfill, including the piloting of a fortnightly landfill collection.	Amendment of Action 3.4.2 to - Investigate options for increasing the efficiency of our waste services, considering the community's needs and expectations (e.g. pilot opt in fortnightly landfill collection and larger recycling bin)
		supported the action.	Note - the piloting of a fortnightly landfill collection is an action within Council's Climate Change and Mitigation Plan	
2	Recycling	Many submissions suggested moving to a weekly collection of the recycling bin. These suggestions were almost always linked to a concern with a change to the red bin collection frequency.	The reduction of waste related emissions is one of the key goals that guide this strategy, as well as other related documents, including the Climate Change Mitigation Plan. Increasing the recycling bin collection to a weekly collection would see more trucks on the road, which would increase emissions and would also see an increase in related service costs.	Amendment of Action 3.4.2 to investigate options for increasing the efficiency of our waste services, considering the community's needs and expectations (e.g. pilot fortnightly landfill collection and larger recycling bin)
			It is acknowledged that the fortnightly recycling bin is often full upon collection and that an improved service could have many benefits. As a result, we are proposing to investigate a larger bin, rather than a weekly collection. Due to the weight of recycling tending to be lighter than both the landfill or FOGO bins, an option for a larger bin than the 240L size will be investigated.	



Item	Theme	Submission/s Summary	Response	Proposed Action/s
3	Illegal dumping	Concerns were raised that illegal dumping will increase if the red bin collection was moved to a fortnightly collection. Concerns were also raised about wind blown litter from over full bins.	As this strategy is a high level document, and the change to the frequency of red bin collections is only an action to investigate, the details of potential impacts would	Consider the impacts of illegal dumping as part of the investigation into the frequency of the red bin collection. Benchmark with similar Council's that have a fortnightly red bin collection as to the impacts of illegal dumping. Amendment of action 4.4.2 Develop a plan to reduce illegal
4	Readability	A number of submissions found the draft strategy was too wordy and that it wasn't written in plain English. Alternatively, some submissions mentioned that the draft strategy was well written and easy to follow.	A summarised version of the strategy will be created to be more digestible for the community, noting that the same level of detail will not be within the summarised document. Wording has been included to support the material composition by bin type to make this section easier to understand.	Creation of a summarised version of the Waste and Resource Recovery Strategy 2034 upon it's adoption by Council. Amendment of the material composition by bin type to include further information to support the graphic, as well as the inclusion of arrows to show which bin the material should be going in.
5	Actions	Several submissions were concerned that there were no timeframes or budgets allocated against the proposed actions of the draft strategy.	All of the proposed actions within the draft strategy will be included within an implementation plan that will be developed following the endorsement of the strategy, this will include timeframes, responsibilities and budgets. As the waste industry is constantly evolving, and new technologies are becoming available, it is important to remain flexible over the 10 year period of the strategy. Actions from this Waste Strategy will be prioritised against other community needs for the allocation of resources as part of Council's annual Delivery Program and Operational Plan processes.	No action is proposed, but as per the strategy, an implementation plan will be developed following its adoption by Council. The plan will be reviewed annually to allow for the need to pivot to new technologies and community needs.



Item	Theme	Submission/s Summary	Response	Proposed Action/s
6	Future Planning	Numerous submissions were encouraged by, and supportive of the proposed future planning of the draft strategy.	Noted	No action is proposed.
7	Education	Several submissions suggested that further education be undertaken to assist with the use of FOGO as well as to work with schools and students and to develop local champions.	Education is crucial for the ongoing improvement of waste management, and within the strategy, we have addressed the importance of increasing the use of FOGO as well as undertaking talks and workshops at schools. A change has been made within the strategy to include the development of local champions.	Amendment of page 13, 3.4 Waste Education to include the development of local champions.
8	Engagement	There were some submissions that suggested there hasn't been enough engagement or consultation for the draft strategy. Also consideration of how Council updates the community on the strategy's future implementation.	Engagement has been extensive and wide ranging as can be seen in the engagement report following public exhibition. To deliver this Strategy in a transparent, productive and meaningful way, an adaptable implementation plan will be developed. It will sit beneath this Strategy, and be reported on to the community.	draft strategy has seen extensive community engagement and updates on the strategy's implementation will be provided regularly.
9	Problem waste	Suggestions were made to include further problem wastes into the strategy for collection and recycling, including hard plastics and nappies.	A change has been made within the strategy to reflect the suggestions made by the community in regards to problem waste, though it is not proposed that waste is accepted for recycling without a known end market.	Amendment of action 2.2.1 to include accepting household items with an end market. Amendment of action 2.4.2 to include nappies.
10	Commercial waste	Feedback was received that there should be more focus on commercial waste due to it making up approximately 40% of waste landfilled at the Wollongong Waste and Resource Recovery Park.	separation will have the most	No change is proposed, this is addressed within action 1.1.1 Review of WWARRP fees and charges relating to the pre separation of materials, e.g., materials that can be effectively diverted from landfill



Item	Theme	Submission/s Summary	Response	Proposed Action/s
11	Northern Recycling Centre	Several submissions suggested that a recycling centre is required in the Northern suburbs of the LGA.	This has been included within the strategy to allow for greater resource recovery to reduce waste to landfill.	No change is proposed. This has been addressed within action 1.5.2 Explore an alternate transfer station in the northern part of the city to assist with source separation
12	Soft plastics	Many submissions were encouraged by the commitment of Council to investigate a sustainable	Noted	No action is proposed.
13	Advocacy	There were a number of submissions that were focussed on excessive packaging and fast fashion.	Council will advocate to the State and Federal Governments, and this has been included in action 2.3.3 of the draft strategy. Transitioning to a circular economy is crucial for issues relating to packaging and fast fashion, as this looks at the entire life of materials and products from the design phase onwards.	No change is proposed. Action 2.3.3 Advocate to the State and Federal Government for circular economy solutions and legislation
14	Alternatives to landfill	Several submissions suggested we should be focussing on waste to energy solutions.	It is acknowledged that this is important and this has been covered specifically with action 4.5.1 within the strategy.	No change is proposed. This has been covered in priority 4.5 Identify potential Alternate Waste Technology (AWT)



SUMMARY OF PROPOSED AMENDMENTS

	Proposed Changes and Amendments to the draft Waste and Resource Recovery Strategy 2	J34		Link to
Amendment Type	Amendment	Section Number	Page/s Number	Link to submission theme
71.				Minor
		3.3 Waste		document
Amend	Amend the 4 graphs to reflect the true data and remove (forecast) for the 2023/24 financial year	Data	10 & 11	update
	Amend the title of the kerbside recovery rate graph			
	Current wording Verheide recevery rate			Mino
	Current wording: Kerbside recovery rate	3.3 Waste		document
Amend	Amended wording: Kerbside diversion rate	Data	11	update
	Current wording: The volume of material within domestic waste collection in each of the red,			
	yellow and green lid bins is tracked weekly and Council's goal is to increase the rate of kerbside			
	recovery.			
	Amended wording: The volume of material within domestic waste collection in each of the red,			Minor
	yellow and green lid bins is tracked and Council's goal is to increase the rate of kerbside diversion.	3.3 Waste		document
Amend	7	Data	11	update
	Add a paragraph about the details of the kerbside bin audit data.			
	Proposed wording: The material composition by bin type shown below, shows that there is a high			
	percentage of food and garden organics in the red bin which should be going into the FOGO bin.			Minor
	The 11% of recycling in the red bin needs to be recycled, and reducing all contamination will	3.3 Waste		document
Addition	continue to be a focus for waste education and communication moving forward'.	Data	12	update
				Minor
	Add arrows to the bins to show food and garden organics should be going into the FOGO bin and	3.3 Waste		document
Addition	that the recycling in the red bin should be going into the recycling bin.	Data	12	update
	Current wording: Bin audits and development of case studies	3.4 Waste		
Amend	Amended wording: Bin audits, development of case studies and local champions	Education	13	Education
	, , ,			
	Current wording: We gathered feedback and correspondence through conversations, workshops			
	and surveys with the Aboriginal community, Neighbourhood Forums, Resident Action Groups,			
	waste and circular economy leaders, and other community members who represented			
	Wollongong's diverse population.			
	We workshopped with more than 130 people, and the feedback we heard has been incorporated			
	into our priorities and actions in Section 6 of this Strategy. Throughout our engagement process there were several themes that arose from the feedback we gathered.			
	there were several themes that arose from the recuback we gathered.			
	Amended wording: We invited everyone in the local government area with an interest in waste to			
	join the conversation. We provided opportunities for a range of voices to be heard through			
	conversations, workshops, drop-in sessions, pop-up events, surveys and social media. This was a			
	conversation that heard from our community's diverse voices, including our local residents,			
	community representative groups, Aboriginal community, local businesses and waste and circular economy leaders. During our entire conversation on waste, there were over 640 downloads of the			
	Draft Waste and Resource Recovery Strategy and we directly engaged with more than 300 people.			
	The feedback we heard has been considered and incorporated into our priorities and actions in	4.3		
	Section 6 of this Strategy. Throughout our engagement process there were several themes that	Community		
Amend	arose from the feedback we gathered.	Engagement	19	Engagement
	Amendment of some key things the community told us.			
	Amendment to reflect the feedback received across the entire engagement period to include			Engagement +
	feedback received as part of the public exhibition. The entire red bin collection theme has been	4.3		red bin
Amend + addition	amended to show a more accurate representation of the feedback. Addition of one new quote per key theme.	Community Engagement	19	collections + recycling
addition	Addition of one new quote per key theme.	Liigageiiieiit	19	recycling
	Current wording: Waste Hierarchy			
	Avoid and reduce waste, reuse waste, recycle waste, recover energy, treat waste, dispose of waste			
	waste, reason master, reason master, recover energy, treat waste, dispose of waste			
	Amended wording: Waste and Resource Recovery Hierarchy			Minor
	Avoid and reduce resource consumption, reuse and repair products, recycle materials, recover	4.5 Waste		document
Amend	energy, treat waste, dispose of waste	Hierarchy	21	update



				Link to
Amendment	Amendment	Section Number	Page/s Number	submission theme
Туре	Current action: 1.3.3 Continue to encourage and incentivise a smaller red bin service	Number	Number	tneme
	Current action. 1.3.5 Continue to encourage and intentivise a smaller red birt service			
	Amended action: 1.3.3 Continue to encourage greater use of FOGO and incentivise a smaller red	6.2 Priorities		
Amend	bin service	and actions	25	FOGO
	Addition of a new action under priority 1.4 Recover a greater number of recyclable materials			
	through domestic waste collection			
	Proposed action addition: 1.4.3 Review current services to enhance diversion outcomes e.g. larger	6.2 Priorities		
Addition	recycling bins and recycling additional cleanup items	and actions	25	Recycling
	Addition of a new action under priority 1.6 Minimise Council's and the community's waste			
	generation through waste education			
		6.2 Priorities		
Addition	Proposed action addition: 1.6.4 Compare our progress against State and National performance	and actions	25	Actions
	Current action : 2.1.1 All waste-related procurement to consider the Circular Economy through			
	Council's Sustainable Procurement Policy			
				6. 1
	Amended action: 2.1.1 All related procurement to consider the Circular Economy through	6.2 Priorities	26	Circular
Amend	Council's Sustainable Procurement Policy and possible buy back arrangements	and actions	26	Economy
	Current action : 2.2.1 Increase the number of accepted materials at the CRC, including polystyrene and textiles			
	and textiles			
	Amended action: 2.2.1 Increase the number of accepted materials at the CRC, including	6.2 Priorities		Problem
Amend	polystyrene, textiles and other household items with end markets	and actions	26	waste
Amena	Current action: 2.4.2 Continue to pursue recycling solutions for problem waste, e.g. textiles,	and decions	20	Waste
	vapes, solar panels and polystyrene			
	Amended action: 2.4.2 Continue to pursue recycling solutions for problem waste, e.g. textiles,	6.2 Priorities		Problem
Amend	vapes, solar panels, nappies and polystyrene	and actions	26	waste
	Current action: 3.2.3 Trial available emerging technologies to reduce waste to landfill			
				Minor
	Amended action: 3.2.3 Trial available emerging technologies to reduce waste to landfill and	6.2 Priorities		document
Amend	collection emissions	and actions	29	update
	Current action : 3.4.2 Investigate options for increasing efficiency of waste service (e.g. pilot opt in			
	fortnightly landfill collection)			
				Red bin
	Amended action: 3.4.2 Investigate options for increasing the efficiency of our waste services,			collections +
	considering the community's needs and expectations (e.g. pilot opt in fortnightly landfill collection	6.2 Priorities	20	yellow bin
Amend	and larger recycling bin) Current action: 4.4.1 Review the state of play of illegal dumping in the LGA across all areas of	and actions	29	collections
	Council to determine the most effective way to measure it			
	Council to determine the most effective way to measure it			
	Amended action: 4.4.1 Review the state of play of illegal dumping and litter in the LGA across all	6.2 Priorities		Illegal
Amend	areas of Council to determine the most effective way to measure it	and actions	30	dumping
, arrend	Current action: 4.4.2 Develop a plan to reduce illegal dumping with the LGA	a actions	30	~annihing
		6.2 Priorities		Illegal
Amend	Amended action: 4.4.2 Develop a plan to reduce illegal dumping and litter within the LGA	and actions	30	dumping
	Current action: 4.4.3 Educate the community on the effects and costs of illegal dumping			
	Amended action: 4.4.3 Educate the community on the effects and costs of illegal dumping and	6.2 Priorities		Illegal
Amend	litter	and actions	30	dumping





Wollongong City Council

Wollongong
Waste and Resource
Recovery Strategy
2024-2034







Acknowledgement of Country

We acknowledge the Traditional Custodians of the land in which our city is built, the Aboriginal people of Dharawal Country. We recognise and appreciate their deep connection to this land, waters and our greater community.

We pay our respects to Elders past, present and those emerging and extend our acknowledgement traditional and contemporary, we acknowledge and respect to all Aboriginal and Torres Strait Islander peoples who call our city home.

We recognise Aboriginal and Torres Strait Islander people as the first people to live in the area. We respect their living cultures and recognise the positive contribution their voices, traditions and histories make to our city.

In celebration of unity and cultures, both the rich histories of local Aboriginal and Torres Strait Islander heritage.

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Section 1 Introduction

is a significant function and responsibility for Local responsibility for Wollongong City Council Governments, and Wollongong City Council is no different. As part of our role, some of the core services we provide include a domestic waste collection service to more than 88,000 residences across our Local Government Area, a Counciloperated landfill facility, public place bin collection and Community Recycling Centre.

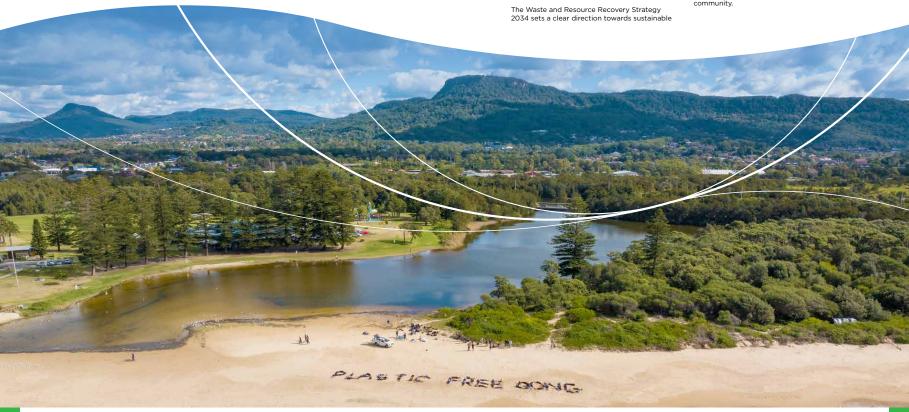
The provision of waste services for the community Sustainable waste management is a shared and the community. Our current global rate of consumption of non-renewable resources is not sustainable and it's crucial that as we look at alternatives to non-renewable resources, we're also more efficient at managing and recovering existing resources. We need to do this in a way that minimises environmental impacts and

maximises the value of recovered materials to ensure we are caring for country and protecting our environment.

We know the community cares about waste. Our biannual Community Satisfaction Surveys consistently show that the domestic waste service, including red bin collection, recycling and now Food Organics and Garden Organics (FOGO) are important to the community and consistently score high in terms of the community's satisfaction with this service.

waste and resource management for the City of Wollongong moving into the future.

This Strategy is based on four key goals which will drive waste management actions by Council on behalf of the community. It builds on the work already completed in our previous Strategy and has been developed to ensure we can be agile and respond to an ever-changing and evolving waste industry. This forward-focusing document also allows us to continue to prioritise a sustainable and cost-effective service delivery for our







Section 2 A Review of the 2014-22 Waste and Resource **Recovery Strategy**

We're proud of the goals met in the 2014-2022 Strategy. There were many successes throughout its implementation including the city-wide roll-out of FOGO collections and a weekly green bin service, sustainable waste management for Council events, the addition of community recycling stations at libraries, improvements to our on-call household cleanup service, and continued waste education.

Away from the public eye, the Strategy also delivered site and operational improvements at the Wollongong Waste and Resource Recovery Park (known locally as Whyte's Gully). These improvements included increasing our landfill gas capture and reducing our Greenhouse Gas emissions and the construction and opening of the Community Recycling Centre (CRC) which provides our community the opportunity to drop approved recyclable and problem waste for free.

was in place from 2014 and it had four focus areas with indicators. Following a review, it has been determined that we met or exceeded the majority of these indicators, although issues such as illegal dumping were considered more difficult to assess success. We have taken the learnings from this review, through this updated Strategy, looked to refocus and address the current needs of the community and priorities for waste management in Wollongong.

The previous waste and resource recovery strategy previous Strategy's action plan, and these have been considered within the new document to ensure we continue to build on the work and positive achievements of the past decade. These unfinished actions include an update of the waste chapter of our Development Control Plan (DCP), the rehabilitation of the former Helensburgh waste facility, a plan for emergency waste management, pricing incentives for separated materials, and continued improvements into illegal dumping and public place recycling.





Section 3 Waste in Wollongong in 2024

3.1 Our City

The Wollongong Local Government Area (LGA) is located 80km south of Sydney on Dharawal Country.

Wollongong is a city with diverse natural environments and is home to many unique ecosystems, endangered species and communities, as well as more than 222,000 residents.

As our population grows, so does our need for a more sustainable approach to our management of waste

222.000

270,000

9th largest city in Australia by population*

Item 10 - Attachment 4 - Amended Waste and Resource Recovery Strategy 2034

646km²

89,000 private dwellings

people

39 vears

16% of residents speak another language at home

*Data sourced from Informed Decision 2023. ** Data sourced from ABS 2021 Census

3.2 Our Current Services

Domestic Waste Collection Services

There are approximately 88,974 properties within the LGA that receive a domestic waste collection. 83% of properties are single unit dwellings (SUDS). 17% of properties are multi-unit dwellings (MUDS).

We currently provide:

- · A weekly FOGO and waste to landfill collection
- · A fortnightly recycling collection
- Two on-call household cleanup services per year
- · Cardboard and green waste drop off events







Public Place Waste Collection

Council provides and services more than 1200 public place waste and recycling bins. These are located across the Local Government Area in our streets, parks, reserves and sporting facilities, as well as within the CBD.

There are also numerous Return and Earn return points in the LGA for the public to recycle eligible bottles, cans and containers.

Supporting Services

- · Household Chemical CleanOut (In partnership with the NSW Environment Protection Authority)
- Household Chemical CleanOut's provide a free, safe and convenient drop off for household chemicals.

• Community Recycling Centre (CRC)

(In partnership with the NSW EPA)

· The CRC offers a free and easy solution for Wollongong residents to recycle a broad range of household problem items.

· Community Recycling Stations (CRS)

- CRS at five locations across the city to provide convenient drop off points for select problem items

Waste Education

- Dedicated waste education staff that provide a wide range of services, information, and engagement to the community.

Wollongong Waste and Council websites

- Detailed waste information, education, updates, announcements, opening hours, videos, resources and more.

Waste App

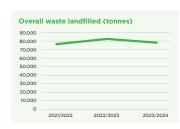
- The Wollongong Waste app offers residents a range of waste related information, including a calendar of events, news and alerts, bin day information and access to various bookings and services.



3.3 Waste Data

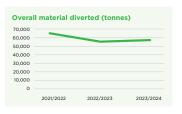
When we look at the waste that goes into our landfill site, there is a mix of both domestic and commercial materials. Approximately 40 percent of the waste received at the Wollongong Waste and Resource Recovery Park (WWARRP) is commercial waste. This does not include construction and demolition waste which is collected at other privately-run waste facilities.

The following graph illustrates the tonnes of overall waste landfilled in the 2021/22, 2022/23 and 2023/24 financial years.



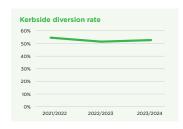
One of Council's key focusses continues to be waste diversion and the use of landfill as a place of last resort. As an ongoing measure of success, we want to see the amount of material being diverted from landfill to increase over the next 10 years.

The overall material diverted graph below shows the tonnes of material that has been kept out of landfill. It shows the totals for the 2021/22, 2022/23 and 2023/24 financial years.



The volume of material within domestic waste collections in each of the red, yellow and green lid bins is tracked, and Council's goal is to increase the rate of kerbside diversion.

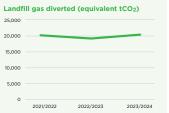
The graph below shows the percentage of waste that has been diverted from landfill through effective use of kerbside collections, including FOGO, recycling and On-call household collections. The graph captures data for the 2021/22, 2022/23 and 2023/24 financial years.



Landfill sites generate methane as organic waste decomposes. Methane has a negative impact on the environment and effective management of the gas is key to reducing our waste-related emissions.

Council renewed its landfill gas program at the Wollongong Waste and Resource Recovery Park in 2019 and improved its capture and management of methane to reduce equivalent CO2 that is released to the atmosphere. The graph below shows the equivalent tonnes of CO2 that have been diverted for the 2021/22, 2022/23 and 2023/24 financial years.

We're focussed on increasing the amount of landfill gas that is effectively diverted through this program, as well as reducing the volume of organic waste entering the site through the ongoing implementation and support of FOGO in the city.

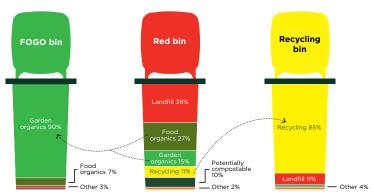




Material composition by bin type

The material composition by bin type shown below, shows that there is a high percentage of food and garden organics in the red bin which should be going into the FOGO bin.

The 11% of recycling in the red bin needs to be recycled, and reducing all contamination will continue to be a focus for waste education and communication moving forward.



Data sourced from the Household Kerbside Bin Audit 2023





3.4 Waste Education

Waste education is a crucial component of waste management. Our waste education teams provide learning opportunities for the community that encourage reducing plastic use, participating in FOGO and recycling, utilising the Community Recycling Centre and Community Recycling Stations, promoting services and events, and providing a range of engagement on waste related activities.

The team works closely with Council's Communications & Marketing team on content that can be shared through targeted channels to build community awareness and understanding of waste management, and foster community support and participation.

Moving forward, Council's waste education focus for community will continue to be encouraging behaviour change through learning, highlighting opportunities to reduce waste and be more sustainable, and to support our community to work alongside Council as we seek to align with the four goals of this Strategy.

The ongoing delivery of waste education will include a wide range of methods including:

- Online resources on Council's website such as video workshops and an online tour of the Wollongong Waste and Resource Recovery Park
- Social media and targeted e-newsletters
- · Pop-up engagement stalls
- Workshops and educational talks
- Bin audits, development of case studies and local champions
- · Direct mail outs, printed resources and signage
- Talks and workshops at schools, multilingual communities and other community groups
- Targeted media advertisements and campaigns
- Promotion of the Wollongong Waste app
- Collaboration with regional councils through the Illawarra Shoalhaven Joint Organisation (ISJO).



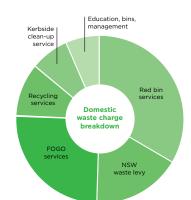
3.5 Waste Fee Components

Providing waste management services comes at a significant cost to the community, with the NSW EPA Waste Levy applied to each tonne of waste

The two types of fees associated with waste for the community of Wollongong are the Domestic Waste Management fee (DWM), and the waste disposal fee at the Wollongong Waste and Resource Recovery Park. These fees are used to fund multiple waste services and functions.

The Domestic Waste Management fee is broken down into approximately 6 different areas of funding, as can be seen in the following pie chart.

- · 35% towards the red bin service, which includes collection and disposal to landfill.
- 17% towards the NSW EPA Waste Levy which is a mandatory fee for materials going to landfill.
- $\bullet\,$ 25% towards the collection and processing of
- 11% towards providing the collection and processing of recycling.
- 7% towards the collection and processing of the kerbside cleanup service.



The waste disposal fee at the Wollongong Waste and Resource Recovery Park is broken down into three major components, these include:

- The mandatory NSW EPA Waste Levy.
- · Operational costs, which include equipment, materials and labour.
- · Capital costs, which are associated with the management of the site, including cell construction and the future rehabilitation of the site once landfilling has ceased.

Given the rising costs of construction and materials, Council monitors and adjusts charges annually to ensure the sustainability of these critical services. By doing so, Council can continue to provide services for our community that balance effective waste management and sustainable practices.

While all residents support Council's provision of waste services through their rates, there are some steps people can take to help keep waste costs

- · Downsizing the red bin to a smaller size.
- · Embrace FOGO, processing FOGO is more cost effective than sending food waste to landfill.
- · Keep recycling materials out of the red lid bin and use the community recycling facility and





Section 4

Developing the Wollongong Waste and Resource Recovery Strategy 2024-2034

4.1 Strategic Alignment

Council's integrated strategic framework is led by the Our Wollongong Our Future Community Strategic Plan. The table below shows the key aligning documents and the actions related to our Waste and Resource Recovery Strategy.

The key actions from the aligning documents will be addressed within this Strategy and will be situated under each of the relevant key goals within our priorities and actions in section 6.

Aligning Document

Key Actions

Community Strategic Plan (CSP) Goal 1 - We value and protect our environment



1.4 Work together to achieve net zero carbon emissions and reduce waste going to landfill

Delivery Program and Operational Plan



Goal 1 - We value and protect our environment

Environmental Programs

Waste services

Climate Change Mitigation Plan (CCMP)



Empowering Community Actions

- 12. Support development of circular economy opportunities within the region
- 13. Increase diversion rates and reduce waste to landfill

Priority Actions

- 1. Integrate emissions reduction priorities into strategic planning framework for waste
- 2. Develop new waste diversion streams, practices and infrastructure as opportunities become available
- 3. Expand gas capture infrastructure at Whyte's Gully towards electricity generation
- 4. Review waste contracts to include emissions reduction priorities

Sustainable Wollongong 2030 Priority Area 3: A low emissions city

- · Reduced emissions from Whyte's Gully Landfill Priority Area 5: A low waste city
- · Reduced amount of waste sent to landfill
- · Reduced use of single use plastics in the city
- · Decreased litter and illegal dumping
- · Increased amount of material recovered for re-use and recycling

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Reduced waste produced from events across the city

Aligning Document

Key Actions

NSW Waste and Sustainable Materials Strategy 2041



- · Phase out problematic and unnecessary plastics by 2025
- Plastic litter reduction target of 30% by 2025

10 Year Targets

- Reduce total waste generated by 10% per person by 2030
- Have an 80% average recovery rate from all waste streams by 2030
- Introduce a new overall litter reduction target of 60% by 2030

Relevant Sub Targets

- Triple the plastics recycling rate by 2030
- Halve the amount of organic waste sent to landfill by 2030
- · Net zero emissions from organic waste by 2030

Illawarra Shoalhaven Regional

Materials Strategy 2022 - 2027



Theme 1:

Avoid, reuse and recovery of resources

Theme 2:

Protect the environment

Strategic leadership and collaboration for sustainable material management

There are also other relevant aligning documents including The National Waste Policy and Action Plan, and the NSW Circular Economy Policy Statement, which focusses on waste avoidance.

improved resource recovery, increased use of recycled material and the importance of the circular economy.









4.2 Strategy Development

This Strategy has been developed as a high order document to plan for the future of waste management in Wollongong. It has been informed by advice and feedback from a wide range of stakeholders, both internally and externally. As it is a 10-year document, it has been written with flexibility in mind, allowing Council to respond to this changing environment and redirect focuses as the industry and technology evolves.

To deliver this Strategy in a transparent, productive and meaningful way, an adaptable implementation plan will be developed. It will sit beneath this Strategy, and be reported on annually to the community. More information about the development of the implementation plan can be found in section 6 of this Strategy.



4.3 Community Engagement

We value the passion, knowledge and perspectives of our community, and we have engaged with them in a range of ways throughout the development of this document.

We invited everyone in the local government area with an interest in waste to join the conversation. We provided opportunities for a range of voices to be heard through conversations, workshops, drop-in sessions, pop-up events, surveys and social media. This was a conversation that heard from our community's diverse voices, including our local residents, community representative

groups, Aboriginal community, local businesses and waste and circular economy leaders.

During our entire conversation on waste, there were over 640 downloads of the Draft Waste and Resource Recovery Strategy and we directly engaged with more than 300 people. The feedback we heard has been considered and incorporated into our priorities and actions in Section 6 of this Strategy.

Throughout our engagement process there were several themes that arose from the feedback we gathered.

Some key things the community told us

Soft plastic recycling	FOGO	Education	Caring for Country	Red bin collection	Advocacy	Recycling
"Introduce soft plastic recycling"	"Not enough people using FOGO"	"Education for households to sort waste into FOGO and recycling"	"Always consider the impact to the environment when making decisions in waste"	"Do not agree with fortnightly red bin pick up"	"Advocate against fast fashion"	"A weekly recycling service would encourage more recycling"
"Recycling soft plastics will greatly reduce landfill"	"Continuation of the FOGO program"	"Educating the community and giving them more feedback"	"Make sustainable decisions to care for country"	"Do not stop weekly red bin collection"	"Persuade politicians to make bans mandatory rather than voluntary"	"Recycling bins should be considered as a weekly pick up"
"Introduce kerbside recycling of soft plastics"	"Reduce organic waste going to landfill"	"To educate people to know what belongs in the right bin"	"We don't want another tip in the area"	"Large households with babies using disposable nappies would need a weekly collection"	"Push for legislation to eliminate plastic packaging"	"Provide more recycling facilities"
"More emphasis on soft plastic recycling"	"Increased focus on FOGO"	"Education of school age children is key"	"We need to think about the planet"	"The idea of fortnightly collection of red bins is a good one to reduce the cost of collection and encourage reduction of waste to landfill"	production	"We need a recycling site in the northern suburbs"



4.4 Circular Economy

The Circular Economy is a more sustainable and conscious alternative to the standard linear economy, which is based on the model of taking resources, making products, and discarding these products as waste.

In a circular economy, products are kept within an ongoing system where they have been designed to be reused over and over for as long as possible to reduce the reliance on raw materials.

Council acknowledges the importance of this model, and will assist the community transition to a circular economy through actions including; education, future procurement, partnerships,

Maximising the use and value of resources brings major economic, social and environmental benefits. It also contributes to innovation, growth, job creation and prosperity, while reducing our impact on the environment.

The image below shows the stages and considerations that are crucial for a circular economy.

and reducing resource consumption, followed by reuse, recycling and recovery before treatment and finally disposal.

The hierarchy is recognised as providing important guidance on environmental impacts of different management options. It is not intended as a stand-alone tool, but rather can be considered alongside other tools and systems such as the circular economy.

The waste and resource recovery hierarchy draws

on the principle of causing less harm by avoiding

4.5 Waste and Resource **Recovery Hierarchy**

Waste and resource recovery hierarchy pyramid

Avoid and reduce resource consumption Reuse and repair products

Recycle materials

Recover energy





Section 5 Our Four Goals

Our four key goals were developed through stakeholder consultation, with the aim of defining our waste-related requirements and aspirations, and aligning goals that will guide us for the next 10 years.

Our goals are far reaching, but they are also connected. This combination allows this Strategy to build upon its actions, and remain adaptive over a long period.

Goal 1 Reduce Waste to Landfill

Landfill is a last resort for waste

The most effective way of managing waste, is to avoid creating it in the first place. This, in turn, reduces the impacts associated with production, consumption, transportation, processing and disposal. Council and the community need to ensure landfill is a last resort for requires

It is essential that the life of our landfill is preserved for as long as possible. Like our raw materials, landfills are finite, and we are unlikely to see another landfill in the Illawarra.

Goal 2 Transition to a Circular Economy

A circular economy provides the best use of

A transition to a circular economy is a crucial step for the City of Wollongong to ensure resources are not going to waste. This is a transition we cannot do alone, and one that requires the involvement and input of Council, the community and the State and Federal Governments.

Legislation and design improvements are important factors in a successful transition to a circular economy, but they aren't the only factors. There are things that we can do now including reusing items when avoiding or reducing waste is not possible.

Council and the community must work together to see the value in our resources and ensure they are reused, repaired, or recycled before they are considered waste. Our current contracts for both FOGO and mattress recycling utilise local processing, with materials collected then entering the circular economy.

As technology, products and suppliers continue to emerge, we will look to incorporate circular economy practices into future Council operations and contracts to ensure potentially recyclable items are diverted from landfill.

Goal 3 Reduce our Waste Related Emissions

When it comes to emissions, less is best

Landfill waste, particularly organic content, emits greenhouse gas as it decomposes. As we're a Local Government that owns and operates a waste facility, landfilling operations make up a significant proportion of our operational emissions.

We have a responsibility to lead the way when it comes to reducing waste, managing our city's waste and building a circular economy. As new technologies evolve, particularly with the transition to clean energy we will see new waste challenges and opportunities emerge. Council will seek to explore innovative solutions to partner with industry to reduce waste across the community.

As the Wollongong Waste and Resource Recovery Park takes in waste from the wider community, Council does not have full control over the volume that enters the site each year. This makes it difficult to mitigate the variation in landfill emissions each year. However, we can have a positive impact by encouraging and supporting waste minimisation, the circular economy and recycling in the community, as well as increasing the site's landfill gas capture infrastructure.

In 2023 we saw the introduction of Australia's first zero emission waste collection vehicle in Wollongong. The Hydrogen Truck, which is now in service in our city is a great example of innovation through partnership and is a model that can be built in the control of the contr

Goal 4 Improve our Waste Management

Getting waste management right is key

Effective waste management is essential to minimise our impact on the environment.

While a lot was achieved during the implementation of our last Strategy, it is time to build upon these successes and continue toward better practice improvements.

The Wollongong Waste and Resource Recovery Park (WWARRP) is the city's hub of waste management and improvements can be made to see this facility operate and function more efficiently and effectively into the future.

It is important in the lifetime of this Strategy we investigate and understand the city's broader waste profile, including waste that doesn't come into Council's facility. That way, as we review the master plan for the Park, we're able to maximise its use and potential into the future.

It is critical that we meet our legislative and licencing requirements while also operating in a sustainable and cost-effective way, so that the landfill is available to the community for as long as possible.

This goal includes all our waste-related activities, including public place waste and recycling, illegal dumping, regional partnerships and investment in waste technologies.



Section 6 Implementing the Strategy

6.1 Planning

Recovery Strategy 2034, an implementation plan will be developed which will outline timeframes and budgets for the completion of the actions outlined below.

These actions have been created to address our four goals, the key actions of aligning documents as well as the needs and concerns of the community. There are some actions that can be achieved now, but there are also some actions that will be implemented in the future.

Following the adoption of the Waste and Resource The actions will be tracked for progress and reviewed regularly. Actions from this Waste Strategy will be prioritised against other community needs for the allocation of resources as part of Council's annual Delivery Program and Operational Plan process. Funding and resourcing the implementation of individual actions will need to be embedded in Council's Resourcing Strategy.



Wollongong City Council • Wollongong Waste and Resource Recovery Strategy

6.2 Priorities and actions

Goal 1 - Reduce Waste to Landfill

Pric	prities	Actions
1.1	Continue pricing incentives to encourage source separation at the Wollongong Waste and Resource Recovery Park (WWARRP)	Review of WWARRP fees and charges relating to the pre separation of materials, e.g., materials that can be effectively diverted from landfill
1.2	Investigate technologies and partnerships for increased diversion of waste	1.2.1 Continue to seek partnerships and explore the market for emerging technology to increase waste diversion
1.3	Increase the FOGO service	1.3.1 Increase the participation rate of FOGO in multi-unit dwellings
		Continue to focus our education approach on domestic waste organic contamination in the red bin stream
		1.3.3 Continue to encourage greater use of FOGO and incentivise a smaller red bin service
1.4	Recover a greater number of recyclable materials through domestic waste collection	1.4.1 Research nationally and benchmark regionally to find sustainable and cost-effective end markets for a greater number of recyclable materials, including soft plastics.
		1.4.2 Investigate options to implement soft plastic collection through the domestic recycling collection service
		1.4.3 Review current services to enhance diversion outcomes e.g. larger recycling bins and recycling additional cleanup items
1.5	Identify and deliver greater opportunities to increase resource recovery at the WWARRP	1.5.1 Design and construct a new transfer station area that allows for greater source separation and diversion
		1.5.2 Explore an alternate transfer station in the northern part of the city to assist with source separation
1.6	Minimise Council's and the community's waste generation through waste education	1.6.1 Develop a Council Waste Minimisation Plan which aligns with Council's sustainability goals
		1.6.2 Undertake bin audits to guide education and develop programs to encourage the appropriate use of the 3-bin system and the importance of the waste hierarchy
		1.6.3 Review our waste education methods to align with our four goals
		1.6.4 Compare our progress against State and National performance
1.7	Take advantage of grant opportunities as they arise	1.7.1 Apply for suitable grant projects that will support the reduction of waste to landfill



Goal 2 - Transition to a Circular Economy

Pric	rities	Actio	ons
2.1	Support the Circular Economy through WCC procurement and WCC operations	2.1.1	All procurement to consider the Circular Economy through Council's Sustainable Procurement Policy and possible buy back arrangements
		2.1.2	Continue the phase out of single use plastic through Council's Single Use Plastics Policy
		2.1.3	Educate the community on the importance of the circular economy
2.2	Improve the functionality and appeal of the Community Recycling Centre (CRC)	2.2.1	Increase the number of accepted materials at the CRC, including polystyrene, textiles and other household items with end markets
		2.2.2	Investigate the introduction of a circular economy repair/repurposing hub within the CRC
		2.2.3	Invest in key infrastructure and partnerships within the CRC to improve functionality and appeal to the community
2.3	Strengthen regional council alliances to encourage greater investment of circular economy initiatives into the region	2.3.1	Work with regional councils to utilise the total combined resources to attract circular economy investment into the region
		2.3.2	Partner with businesses e.g., manufacturing companies, tertiary education and social enterprises to develop and support circular economy initiatives
		2.3.3	Advocate to the State and Federal Government for circular economy solutions and legislation
2.4	Investigate and determine a cost effective and sustainable solution for problematic waste in the region	2.4.1	Partner with regional councils, Illawarra Shoalhaven Joint Organisation (ISJO), and local community action groups to determin a sustainable solution for soft plastic recycling
		2.4.2	Continue to pursue recycling solutions for problem waste, e.g. textiles, vapes, solar panels, nappies and polystyrene







Goal 3 - Reduce Waste Related Emissions

Prio	rities	Actions	
3.1	Integrate emissions reductions priorities into strategic planning framework for waste	3.1.1 Review the master plan for the WWARRP to maximise the utilisation of Council's waste assets	
		3.1.2 Update WWARRP Greenhouse Gas Management Plan	
		3.1.3 Investigate the footprint of the Wollongong waste profile, including waste that doesn't come to the WWARRP	
3.2	Develop new waste diversion streams, practices and infrastructure as opportunities and technology become available	3.2.1 Consider increased screening options and future recycling opportunities to increase diversion at the WWARRP	
		3.2.2 Consider options to increase waste diversion and reduction from commercial businesses (DCP Chapter)	
		3.2.3 Trial available emerging technologies to reduce waste to landfill and collection emissions	
3.3	Expand gas capture infrastructure at the Wollongong Waste and Resource Recovery Park (WWARRP) towards electricity generation	3.3.1 Continue to expand infrastructure as practically possible	
		3.3.2 Develop future cell design with consideration for maximum gas capture efficiency	
3.4	Review waste contracts to include emissions reduction priorities	3.4.1 Include sustainability and efficiency principles in future waste contract tenders to reduce Scope 3 emissions and encourage circular economy	
		3.4.2 Investigate options for increasing the efficiency of our waste services considering the community's needs and expectations (e.g. pilot opt in fortnightly landfill collection and larger recycling bin)	



Goal 4 - Improve our Waste Management

Prio	rities	Actions
4.1	Update the Waste Management Chapter of Council's Development Control Plan (DCP)	4.1.1 Update the waste management chapter of the DCP to include FOGO
		Update the waste management chapter of the DCP to include the best practice construction and demolition waste management
4.2	Rehabilitate the former Helensburgh Waste Disposal Depot site	4.2.1 Effectively rehabilitate the former Helensburgh Waste Disposal site
4.3	Review of public place recycling and waste bins to increase resource recovery and reduce litter	4.3.1 Continue innovations for public place recycling e.g. baskets for container deposit collection
		4.3.2 Investigate emerging technologies for separation in public place bins
4.4	Measure and reduce illegal dumping within the Local Government Area (LGA)	Review the state of play of illegal dumping and litter in the LGA across all areas of Council to determine the most effective wa to measure it
		4.4.2 Develop a plan to reduce illegal dumping and litter within the LGA
		4.4.3 Educate the community on the effects and costs of illegal dumping and litter
4.5	Identify potential Alternate Waste Technology (AWT) opportunities	4.5.1 Explore innovative waste processing technologies, e.g., alternative waste treatment systems and waste to energy
		4.5.2 Seek out funding opportunities and partnerships for innovative technologies and processes
4.6	Improvements to the Wollongong Waste & Resource Recovery Park (WWARRP)	4.6.1 Continued improvement of our leachate management
		4.6.2 Continued improvement of our stormwater management
		4.6.3 Continued improvement of capping of landfill areas
		4.6.4 Upgrade Council's waste management facilities to be user friendly to the community and promote diversion
4.7	Develop an emergency waste management plan	4.7.1 Support the community with an emergency waste management plan







of waste (overall tonnage diverted & percentage of kerbside)



Item 10 - Attachment 4 - Amended Waste and Resource Recovery Strategy 2034

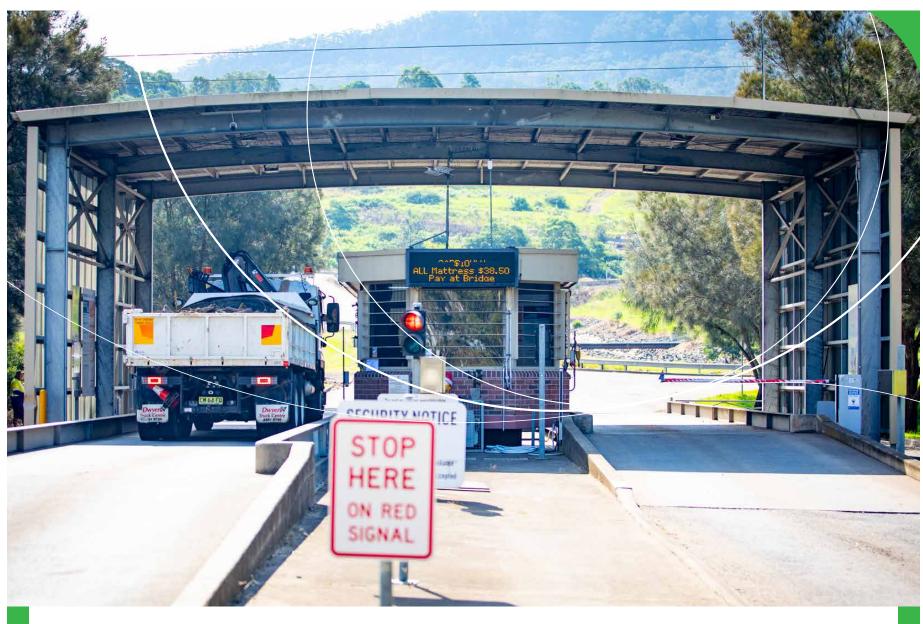
Reduce waste

Wollongong City Council • Wollongong Waste and Resource Recovery Strategy

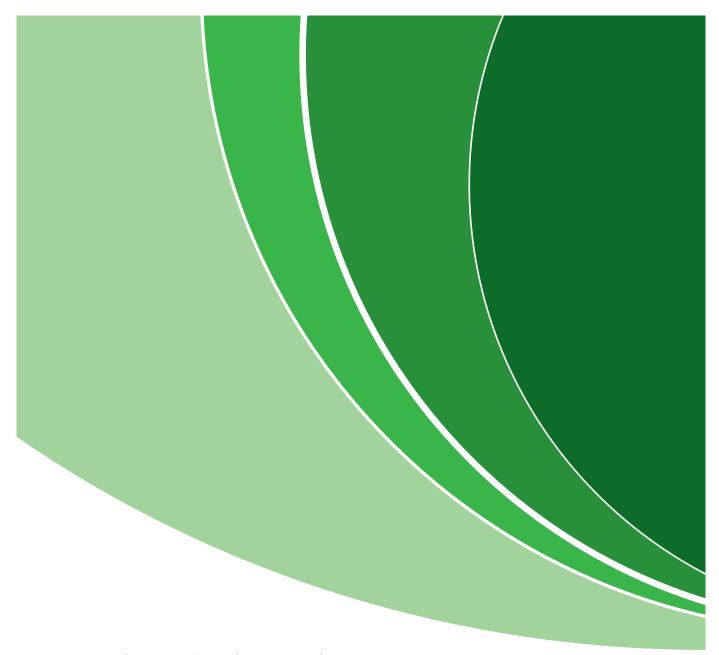
Continued review

and implementation of the Strategy's priorities and actions (actions implemented)









From the mountains to the sea, we value and protect our natural environment and will be leaders in building an educated, creative, sustainable and connected community.

We value and protect our environment

We have an innovative and sustainable economy Wollongong is a creative, vibrant city We are a connected and engaged community We have a healthy community in a liveable city We have affordable and accessible transport



Wollongong City Council wollongong.nsw.gov.au Phone (02) 4227 7111













ITEM 11 POST EXHIBITION - AFFORDABLE HOUSING POLICY AND PROCEDURE

On 5 June 2024, Council endorsed the draft Affordable Housing Policy and Procedures for public exhibition. The draft Policy and Procedures is one of a suite of initiatives Council has prepared arising from the Wollongong Housing Strategy (2023) to respond to the Housing Crisis.

The draft Policy and Procedure was exhibited from 3 June to 8 July 2024 and four submissions were received. Minor amendments are proposed to the draft Policy and Procedures as a consequence of issues identified in submissions. It is recommended that the Policy be adopted and the Procedures be noted.

RECOMMENDATION

- 1 The Affordable Housing Policy be adopted (Attachment 2).
- 2 The Affordable Housing Procedures (Attachment 3) be noted as an operational document.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Summary of Submissions
- 2 Affordable Housing Policy
- 3 Affordable Housing Procedures

BACKGROUND

The Wollongong Housing and Affordable Housing Options Paper (2020) and Wollongong Housing Strategy 2023 identified the need to increase the provision of Affordable Housing in the Wollongong LGA. The Housing Strategy proposed several actions as part of the implementation program.

On 5 February 2024, Council considered the first progress report on the implementation of the Housing Strategy. That report details the actions that have been completed and are in progress. The report also detailed the State's recent planning initiatives, including for the provision of Affordable Rental Housing.

Wollongong Housing Strategy Priority 8 is the preparation of a draft Affordable Housing Policy and draft Affordable Housing Contributions Scheme.

The Policy will enable the implementation of other actions, including -

- FC1 Waive the payment of development application fees for emergency housing, accessible housing and affordable rental housing by registered providers (or part thereof for mixed use developments). The action is linked to strategies H1, AH1, ARH1 which propose DA fee waivers for the three housing sectors listed in the action.
- CP3 A new draft Affordable Housing Development Contributions Plan will be required to be prepared, exhibited and adopted to support the introduction of an Affordable Housing Contributions scheme. The action is linked to strategies ARH4, ARH5 and ARH6 which indicate -
 - ARH5. As part of submitted Planning Proposals requests seeking to permit residential development or increase the residential density, a minimum of 5% of the Gross Floor Area of proposed residential developments will be required to be provided as Affordable Rental Housing. A Financial Feasibility study will be required to accompany the draft Planning Proposal to determine the appropriate development contribution based on the uplift value being sought. Developers may choose to pay the equivalent value which will be collected and transferred to a not-for-profit Tier 1 or Tier 2 Community Housing Provider for the provision of affordable housing (mechanism to be determined). This will also apply to the West Dapto Urban Release Area where draft Planning Proposals propose residential development in a medium density zone or with a minimum lot size less than 300m2 is proposed. Excludes Planning Proposals from NSW Land and Housing Commission for social housing.



- ARH6. An Affordable Housing Development Contribution Scheme will be introduced, and the Wollongong LEP 2009 amended, for precincts proposed to be rezoned to permit increase the residential density or significant residential development, a minimum of 5% of the Gross Floor Area of proposed residential developments will be required to be provided as Affordable Rental Housing. Developers may choose to pay the equivalent value which will be collected and transferred to a not-for-profit Tier 1 or Tier 2 Community Housing Provider for the provision of affordable housing. This will also apply to the West Dapto Urban Release Area where draft Planning Proposals propose residential development in a medium density zone or with a minimum lot size less than 300m2 is proposed.
- ARH7. As part of the proposed Affordable Housing Development Contribution Scheme, commencing in three (3) years (1/7/2026), residential developments containing more than 20 dwellings will be required to have a minimum of 3% Floor Space as Affordable Rental dwellings to be managed by a Tier 1 or Tier 2 Community Housing provider, or equivalent funding provided. The size of the dwellings is to be proportional to the overall dwelling mix in the development. The percentage rate will increase by 1% each year (on 1 July) to be 10% on 1/7/2033. The scheme will not apply to dwellings provided under SH1, ARH4 and ARH5. (Note the action previously referred to 1st January dates, which have been changed to 1st July to reflect financial years)

On 5 June 2024, Council considered a report on the draft Affordable Housing Policy and Procedures. The draft Affordable Housing Policy -

- Proposes a 10% Affordable Housing target for residential rezonings and larger residential developments (with a phased introduction commencing on 1 July 2026).
- Details the actions Council is undertaking and will undertake to encourage the provision of Affordable Rental Housing.
- Provides the mechanism to enable the waiver of Development Application fees for projects that provide Affordable Rental Housing by a registered Affordable Housing provider.

The draft Affordable Housing Procedures contained three procedures on how Council will -

- 1 Waive Development Application fees.
- 2 From July 2026 require the inclusion of Affordable Housing Rental dwellings in larger residential developments.
- 3 Manage and allocate financial contributions.

On 5 June 2024, Council resolved to exhibit the draft Affordable Housing Policy and Procedures. The draft documents were exhibited from 3 June 2024 to 8 July 2024.

PROPOSAL

As a consequence of the exhibition, four submissions were received. The submissions are summarised in Attachment 1.

Submitter	Submission Overview	Response	
Property Council of Australia – Illawarra	General support and suggestions for improvements	Noted – some suggestions taken on board	
Urban Development Institute of Australia – Illawarra	General support and suggestions for improvements	Noted – some suggestions taken on board	
Housing Trust	General support and suggestions for improvements	Noted – some suggestions taken on board	
Neighbourhood Forum 5	Requested Council review State and Federal initiatives to avoid duplication	Noted – the policy initiatives aim to supplement rather than duplicate State initiatives.	



In response to the issues and suggestions raised in submissions, the following amendments are proposed to the draft Policy (Attachment 2 – changes highlighted) -

- The action table has been updated to reflect recent progress on actions.
- The Development Application fee waiver has been clarified to apply to tier 1 and 2 Community Housing Providers.
- An additional action has been included in the table for proportional Development Application fee
 waivers for non- Community Housing Providers, where a greater percentage of Affordable Rental
 Housing is proposed to be provided that required by legislation. An additional Procedure has also
 been prepared.
- An additional action has been included in the table addressing Planning Proposals, to be explicit that a minimum of 10% Affordable Rental Dwellings are required to be provided as part of any residential density increase (excluding an initial R2 zoning in the West Dapto Urban Release Area).
- Based on feedback from the Housing Trust, a note has been included, that indicates that the Policy
 does not preclude Community Housing Providers from selling / transferring Affordable Housing
 dwellings, so they can manage their housing portfolio (but no net reduction). A provider may wish to
 renew or consolidate its dwellings.

In response to the issues and suggestions raised in submissions the following amendments are proposed to the draft Procedures (Attachment 3 – changes highlighted) -

- Procedure 1 has been clarified to refer to development applications by, or of behalf of, Tier 1 and 2 Community Housing Providers, consistent with the action FC1 in the Housing Strategy. A new procedure for other developers has been included as Procedure 4.
- Procedure 3 Based on feedback from the UDIA and Housing Trust, the proposed threshold for the allocation of collected contribution funds be increased from \$1m to \$5m. It is agreed that a \$1m is low value and will not have a marked difference to affordable housing supply. The increase to \$5m will take longer to collect and there will be fewer grant allocations rounds, but the increased value should make a more meaningful contribution to Affordable Rental Housing when allocated.
- Procedure 4 based on the suggestion by UDIA, a new procedure has been included to waive a portion of development application fees from non-CHPs / developers, where the development is proposing a greater percentage of Affordable Housing Rental dwellings, than that required by legislation. For example, if under the Housing SEPP bonus provisions, a 15% Affordable Housing Rental Dwellings is required, and the developer lodges a development application to provide 20%, the development application fee on the addition 5% would be waived, based on floor space. The procedure also requires evidence that the development application be supported by a Community Housing Provider.

A draft Affordable Housing Contributions Plan is in preparation and will be reported to Council later within the year, and if endorsed it will be exhibited.

State Affordable Housing Initiatives

Concurrent with Council's Affordable Housing initiatives, the NSW Government has announced and progressed various policy initiatives to increase the provision of Affordable Rental Housing and Social Housing, including -

- On 14 December 2023, the Housing SEPP was amended to enable a 30% increase to floor space ratio and / or building height where 10-15% Affordable Housing was provided on-site for a 15-year period. Council has received a number of development applications and development applications amendments and alteration seeking to make use of this Policy.
- On 29 April 2024, the Housing SEPP was amended to include the controls for Transport Oriented Development (TOD) precincts, which includes the land around Corrimal Station (commenced 13 May 2024). On 31 July 2024 the Dapto TOD precinct commenced which covers land between the rail line and M1 Motorway. The North Wollongong TOD precinct is scheduled to commence in April 2025. The provisions require 2% of Gross Floor Area in buildings with more than 2,000m² of floor



space to be Affordable Rental Housing. In a 2,000m² building this equates to a 40m² studio apartment. This Affordable Rental Housing requirement is in perpetuity.

- The Low- and Mid-Rise Housing Explanation of Intended Effect exhibited in November 2023 proposes increased development around selected rail stations and town centres. The draft policy did not specify an Affordable Housing Contribution. The policy has not commenced.
- On 31 May 2024, the State introduced a new rezoning pathway for the State's Housing agencies (NSW Land and Housing Corporation, the Aboriginal Housing Office and Landcom) to deliver social and affordable housing, through the NSW Department of Planning, Housing and Infrastructure.
- On 21 June 2024, the Warrawong Plaza State Assessed Planning Proposal commenced exhibition, until 19 July 2024. The rezoning proposal is seeking to enable a number of shop-top and residential flat building towers on the Warrawong Plaza site, containing 1,300 dwellings of which 10% are proposed to be affordable rental housing. On 29 July 2024 Council considered a report and endorsed a submission on the proposal.
- On 1 July 2024, the Housing SEPP was amended to permit dual occupancy developments in all R2 Low Density Residential zones across NSW. Within the Wollongong LGA, Dual Occupancy developments are already permitted in the R2 Low Density Residential and R3 Medium Density Residential zones through the Wollongong LEP 2009.
- On 9 and 16 July 2024, the proposed rezoning planning controls for seven of the eight Tier 1 TOD
 accelerated precincts across the Sydney Metro area commenced exhibition. None of the
 accelerated precincts are within the Wollongong LGA. An Explanation of Intended Effect (EIE)
 outlining the proposed changes to the Housing SEPP for the precincts is also being exhibited.
- On 14 July 2024, the Minister for Homelessness and Minister for Housing announced that maintenance of social housing will revert to a State responsibility and allocated \$1B for maintenance. The first package of 750 homes includes 47 homes in the Wollongong LGA.
- On 19 July 2024, Homes NSW lodged a Planning Proposal request seeking the rezoning of land at Gwynneville to increase residential density and provide additional social housing. Preliminary notification and assessment is currently occurring, prior to the proposal being reported to Council.
- On 22 July 2024, the Minister for Planning and Public Spaces announced a trial of using modular housing for social housing, including three (3) secondary dwelling sites in the Wollongong LGA.

Council's Affordable Housing Policy is mindful of the State's initiatives and aims to address policy gaps, rather than duplicating or double dipping. In this regard, this Policy is in relation to Planning Proposals and larger residential development that are lodged and assessed under Council policies.

CONSULTATION AND COMMUNICATION

The draft documents were exhibited from 3 June 2024 to 8 July 2024. The exhibition was advertised by -

- 3 June 2024 notice in the Illawarra Mercury.
- Council's Have your Say exhibition webpage.
- Emails to Peak Groups and Stakeholders.

Council's exhibition webpage received 296 views and 133 documents were downloaded. No comments were provided via the exhibition webpage.

Four submissions were received, as discussed in the report.

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PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1. It specifically delivers on the following -

	Community Strategic Plan 2032	Delivery Program 2022-2026
	Strategy	Service
1.5	Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs	Land Use Planning

The effectiveness of the Policy and Procedures will be monitored.

The Policy and Procedures will be reviewed as part of Council's program to review Policy's which will enable any refinements or adjustments to be made.

FINANCIAL IMPLICATIONS

The Affordable Housing Policy and Procedures will have minor financial implications for Council. The waiver of Development Application fees will result in a reduction in income from Development Applications.

The proposed introduction of an Affordable Housing Contribution Scheme (scheduled to commence on 1 July 2026) will require resourcing for the monitoring and allocation of collected contributions. Monitoring of income can occur with existing resources, and it may take some years before sufficient contributions are collected to enable an allocation process to be undertaken. The preference is also for Affordable Rental dwellings to be provided on-site, especially with residential rezonings, and the contributions scheme providing the back-up alternate process. Additionally, the contributions scheme will complement the State's Affordable Housing initiates, rather than duplicating or double dipping. To date, the Housing SEPPs 15/30% bonus provisions have been the most attractive to the development industry with a number of development applications and amendments lodged with Council and the State.

CONCLUSION

Consistent with the recommendations of the Wollongong Housing Strategy 2023, a draft Affordable Housing Policy and accompanying draft Procedures have been prepared and exhibited.

It is recommended that the amended Affordable Housing Policy be adopted and Procedures be noted.



Draft Affordable Housing Policy and Procedures

Summary of Submissions

Submitter & comments	Response
Property Council of Australia - Illawarra	
Overall, we support Council's commitment to Affordable Housing and the development of a policy to support the delivery of affordable housing across the LGA. We support the initiatives in principle as outlined in the policy and provide these comments relating to the policy	Support noted
below. We support the waiving of application fees and exempt development contribution fees to incentivise the delivery of Affordable Housing in the LGA and encourage Council to continue exploring other initiatives for the delivery of this type of housing.	Noted – DA fee exemption commenced 1/7/24, Contribution fee waiver commenced Sept 2023
We note that there are no additional incentives or offsets included in the policy other than just a requirement to increase the proportion of the current FSR to be allocated to affordable housing. We are concerned that this may erode feasibility and has the potential to stall development and encourage Council to test feasibility with developers prior to the policy being rolled out to	Council has not proposed floor space or height bonuses to avoid duplicating the State's policy initiate
ensure it can be achieved. We note that the mandatory inclusion of affordable housing for developments greater than 20 dwellings may be a new concept for industry amidst a range of other affordable housing incentives also introduced by the NSW Government. We support the gradual introduction of this initiative, however, note that the policy does not stipulate how long the stock must be kept affordable, how they will be monitored for compliance with the Affordable Housing Guidelines and what the probity is around DA applications for this type of development. We encourage Council to collaborate with industry and	Support noted
CHPs to 'sense check' the policy prior to it being rolled out and during the roll out period to refine and adapt strategies over time to improve outcomes. The items of discussion could include: Finer details on the implementation of the policy and probity Clarification on the calculation of the monetary contribution	The draft Affordable Housing Contributions Scheme will contain more detail and will be exhibited.



- How funds will be dispersed and the use of any funds for affordable housing
- Challenges with the roll out of the policy and feasibility barriers
- What other levers might be enabled to support the delivery of affordable housing
- CHPs involvement in the developments and management of affordable housing.

We also recommend Council carry out an audit of its owned land to identify any other opportunities for future affordable housing utilisation, as well as assisting State agencies in the roll out of housing on their land.

Council is working with Homes NSW on its projects to increase social and affordable rental housing.

Urban Development Institute of Australia - Illawarra

UDIA would like to commend Wollongong City Council (WCC) for the delivery of their Draft Affordable Housing Policy & Affordable Housing Procedures. The exhibited materials present a balanced and well considered approach to policy and incorporate many of the elements that UDIA has long advocated for in times where industry is being mandated to operate in a certain way.

UDIA would like to commend WCC for providing:

- Sufficient warning ahead of the policy's anticipated implementation.
- A gradual phase-in period (that starts from a reasonable base of 3%) which allows industry to adjust their feasibilities and their approach to land acquisition to cater for the mandatory provision of Affordable Housing in the future.
- Flexibility and specifically allowing developers to meet their obligations through a monetary contribution which will be especially useful where the floor space contribution required is less than a single unit.
- Measures that avoid double dipping through the application of both state and local requirements.
- A sensible application of the Policy to future rezonings at West Dapto that exempts existing area of residential zoned land from the scheme.

Industry is aware of the ongoing pressures facing the rental market in Wollongong, and WCC is commended for exploring ways to implement more Affordable Housing requirements in a way that is workable given current feasibility pressures on the development market.

Supported noted

Supported noted



UDIA has made a number of recommendations and outlined some areas for clarification that we believe could help improve the Policy to ensure it has heightened uptake within industry. These are covered through the rest of this submission.

UDIA appreciates and welcomes the plan to transfer contributions that are collected to Community Housing Providers (CHP). However, feedback from CHPs within the UDIA member base has confirmed that \$1 million will not provide enough impetus for them to make material investments into Affordable Housing. To provide greater certainty, UDIA would recommend that WCC increase the Asset threshold to at least \$5 million. We recommend that this should be informed by an analysis of the time that WCC believes it will take to reach \$1 million interval milestones.

UDIA Recommendation: Increase the Restricted Asset threshold for Affordable Housing Contributions from \$1 million to at least \$5 million.

Industry is yet to grasp the total impact of the Draft Policy and Procedures given that the mechanism that WCC will be using for collecting, disbursing and using the contributions is not yet known. UDIA would urge WCC to finalise and present the supporting Affordable Housing Contributions Scheme in a timely manner to ensure the Policy's operation can be fully understood upon implementation.

UDIA Recommendation: *Progress the finalisation of the Affordable Housing Contributions Scheme as a matter of priority.*

One of the driving objectives of this Draft Policy is to encourage the provision of a diverse range of Affordable Housing. There are limited examples across our industry where developers have been able to add to the supply of Affordable Housing without the utilisation of incentives. The process is difficult and with the current economic challenges making the development of market housing incredibly challenging, the delivery of affordable housing stock is becoming even more of a challenge. Industry has therefore welcomed recent announcements from State Government around bonuses for developments that apportion 10-15% of their product to Affordable Housing. When policy incentives are clear on what is required from developers from a cost and time perspective, it can serve a powerful role in incentivising uptake. UDIA was a strong supporter of the NSW Government's Affordable Housing bonus and believes it

Procedure amended and increased to \$5m

Affordable Housing
Contribution Scheme in
preparation. The adoption
of the Policy is part of the
process. The draft
Contribution Scheme will be
exhibited



could lead to a marked increase in the delivery of Affordable Housing.

Therefore, industry encourages WCC to build off this positive draft Policy, and current State policies, by continuing to explore a wider range of incentives for developers who will deliver affordable housing in excess of the requirements of the WCC policy. One suggestion that UDIA would like to canvas is a fixed (and agreed to) offset in local contributions that are payable on market products for those providers that offer to provide Affordable Housing in excess of what has been required by Council. This does not markedly differ to existing WCC policies, for example WCC's Development Contributions Plans, which provides several exemptions for Affordable Housing providers.

Given the potential impact on local contribution revenue, UDIA would welcome the opportunity to work up this concept with WCC to ensure there are no adverse impacts. Future iterations of the incentive could be reviewed at regular intervals based on take up.

UDIA Recommendation: Continue to explore innovative pathways to incentivise Affordable Housing delivery in Wollongong, such as exemptions or discounts on development contributions for providers of Affordable Rental Housing in excess of local legislative requirements.

Additionally, UDIA would like to query a number of inconsistencies in the documents exhibited and would appreciate clarity on the following matters during the post-exhibition phase.

- Clarification of the 'start date' for Procedure 2 Affordable Housing Dwellings. Both January 2026 and
 July 2026 are provided as start dates throughout the
 exhibited materials. UDIA recommends that July 2026
 be adopted to align with Financial Year budgets.
- 2. Confirming that the option to meet Affordable Housing obligations through a monetary contribution is available through all scenarios related to the Policy.
- 3. Whether the proportional Development Application fee waivers (as per Procedure 1) are only available to CHPs, or whether it also applies to non-CHPs that deliver Affordable Housing. If the intention is the waiver is only available to CHPs, UDIA would request that WCC justifies the exclusion of non-CHPs.
- 4. Confirming how the monetary contribution is calculated. Procedure 2 implies that the contribution is

Additional procedure 4 included to reduce DA fees for non-CHPs where additional Affordable Rental Housing proposed.

Start date clarified as 1/7/26

Yes. Although the preference for rezonings is that the Affordable Housing is on-site, as part of the development Additional procedure 4 included for non-CHPs

It is proposed to be based on the overall average sale price



can change from sale to sale in a building and may not	a cala ta cala in a huilding and may not
, ,	
be clear at the time of required payment.	
UDIA Recommendation: WCC to clarify the above items	
during the post-exhibition phase.	ibition phase.
Housing Trust	
We appreciate the council's efforts to address the critical Cupported noted	soupeil's offerts to address the critical Supported noted
We appreciate the council's efforts to address the critical need for affordable housing in our community and	
commend the initiative to set a 10% affordable housing	· · · · · · · · · · · · · · · · · · ·
target for residential developments of 20 dwellings or	
more.	0
Upon review of the draft policy and procedures we have	draft policy and procedures we have
identified several areas that require further clarification	reas that require further clarification
and refinement to ensure the effective implementation	ensure the effective implementation
and long-term success of this important initiative.	•
Our feedback set out below aims to strengthen the policy	. ,
and procedure by addressing key aspects such as duration	
of affordability period, compliance monitoring, fund	
management, and eligibility criteria. We believe that addressing the following points will enhance transparency,	
accountability, and overall impact on affordable housing	
provision in Wollongong.	,
The policy and procedures should explicitly refer to Updated	
Affordable Rental Housing so there is no confusion	
about the intended outcome of the policy	tended outcome of the policy
The policy states that "Affordable Rental Housing" Updated Output Description: The policy states that "Affordable Rental Housing" Updated Description: The policy states that "Affordable Rental Housing" Updated Description: The policy states that "Affordable Rental Housing" Updated	- P
is affordable housing that is owned and managed	
by a registered CHP and rented to very low, low or moderate households or a combination of	
households. It is recommended that this be	
changed to say affordable housing that is owned or	
managed by a registered CHP	
The policy and procedures should clearly reference Reference to guidelines	Neither to galdelines
the expectation for compliance with the NSW included	Iniciaca
Affordable Housing Ministerial Guidelines and set	•
out a mechanism to enforce and monitor this	inism to enforce and monitor this
The policy and procedures should specify how long In perpetuity is proposed.	nd procedures should specify how long
the allocated affordable rental dwellings must	d affordable rental dwellings must
The policy does not restrict	The policy does not restrict
monitoring and compliance CHPs from renewing stock.	and compliance
	5 15 1 2012
The policy requires a process for verifying CHP	, -
involvement in Development Applications (DAs). In other	
local government areas CHPs have been named in DAs a	reas Chrs have been hamed in DAS a



procedure for validating the registration details for the named CHP is also required

- Procedure 1 Development Application Fee
 Waivers: There is a need to further clarify the
 details of fee waivers in the procedure, which is
 currently unclear when compared to the 2023
 Wollongong Housing Strategy, particularly with
 respect to the approach taken for applications
 lodged by CHP's
- Procedure 3 Managing Financial Contributions: we recommend accumulating funds to a higher threshold such as \$5 million before disbursement. The current limit set at \$1M is not enough to have a significant impact on a project, and is likely to cause a high administrative burden to Council
- Procedure 3 Managing Financial Contributions: needs to provide more explicit details on how the collected funds will be dispersed and used. The best outcome is the provision of additional affordable rental housing in the Wollongong Local Government Area

The Wollongong City Council 2023 Housing Strategy includes additional actions to increase the supply of affordable housing in the LGA that are not addressed in this policy, such as conducting a Council audit of surplus land and community education. We believe that the mechanisms for delivering these other strategies should be included in the policy and subsequent procedures.

The Policy and Procedure are enacting the action contained in the Housing Strategy.

Increased to \$5m

By grant allocation

The use of Council land is being separately considered.

Neighbourhood Forum 5

Before Council decides to proceed with this proposal, Council be requested to:

- seek expert advice on the potential negative impact this might have on housing supply;
- review the implications for development assessment from the increased floor space ratio and longer term lack of parking;
- 3 seek details from State and Federal governments of their measures to ensure that the backlog of affordable housing is eliminated or significantly reduced.

The submissions from the PCA, UDIA and Housing Trust indicate general support for the proposed policy and procedures. Those organisations have not raised concerns over housing supply.

Council's draft Policy and Procedures have not



proposed changes to FSR or
parking standards. Any
changes to FSR will require a
Planning Proposal and
changes to parking rates will
require a DCP amendment.
Some of the State housing
initiatives do propose
changes.
The report details the range
of measures the State has
recently proposed to address
affordable and social
housing.





AFFORDABLE HOUSING COUNCIL POLICY

ADOPTED BY COUNCIL: [TO BE COMPLETED BY GOVERNANCE]

PURPOSE

This policy aims to increase the provision of Affordable Housing in the LGA.

The purpose of this policy is to guide and inform Council policy and decisions regarding Affordable Housing.

Council adopts an Affordable Housing target of 10% Affordable Housing as part of future residential rezonings and larger new residential developments.

POLICY INTENT

The main objectives of this policy are to -

- 1 Encourage and support the provision of a diverse range of Affordable Rental Housing for households on very low, low and moderate incomes.
- 2 Facilitate the opportunities for very low to moderate income earners, particularly key workers, to live in the community in which they are employed.

WOLLONGONG 2032 OBJECTIVES

This policy aligns with *Goal 5 We have a healthy community in a liveable city* of Councils Our Wollongong Our Future 2032 Community Strategic Plan.

It also supports Objective 5.8 of the Community Strategic Plan which relates to *Housing choice in the Wollongong Local Government Area is improved, considering population growth, community needs and affordability.*

POLICY

Council considers Affordable Housing as a vital part of Wollongong's social and economic well-being. The Wollongong Housing Strategy (2023) and various State planning reports document the need for the provision of more Affordable Housing. Council acknowledges while the State and Federal governments are primarily responsible for the provision of Social and Affordable Housing, local governments also have an important role to play in assisting with the provision of Affordable Housing.

The NSW Environmental Planning and Assessment Act 1979 defines Affordable Housing as -

housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

Clause 13 of State Environmental Planning Policy (Housing) 2021 (SEPP Housing) indicates that a household is taken to be a very low income household, low income household or moderate income household if -

- (a) the household -
 - (i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW*—
 - (A) very low income household—less than 50%,
 - (B) low income household—50–less than 80%,
 - (C) moderate income household—80–120%, and
 - (ii) pays no more than 30% of the gross income in rent, or



AFFORDABLE HOUSING

COUNCIL POLICY

(b) the household—

- (i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and
- (ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme.

[* Wollongong is defined as being part of the Rest of NSW]

	Median Household Income (2021 census)	Very Low	Low	Moderate
		<50%	50 - 80%	80 - 120%
Wollongong (& rest of NSW)	\$1,434	\$ 717	\$1,147	\$1,721
Sydney	\$2,077	\$1,039	\$1,662	\$2,492

In this policy, Affordable Rental Housing is Affordable Housing that is owned and managed by a registered Community Housing Provider and rented to very low, low or moderate income households or a combination of households.

A Community Housing Provider (CHP) includes any Tier 1 or 2 organisation or entity in the National Regulatory System for Community Housing (NRSCH). A CHP is expected to manage Affordable Rental Housing consistent with the NSW Affordable Housing Ministerial Guidelines 2023-24 (or future versions) NSW Affordable Housing Ministerial Guidelines 2023-24 | Family & Community Services

The Act and SEPP Housing enables Council to introduce an Affordable Housing Contribution Scheme to assist in the provision of Affordable Housing.

To facilitate the provision of Affordable Housing, Council endorses the following actions -

Action	Housing Strategy Action	Status
Waive Development Application fees for Affordable Rental Housing developments lodged by, or on behalf of Community Housing Providers	ARH1	Completed on 24/6/24 as part of adoption of 2024-25 Fees and Charges
Waive Development Application fees for the portion of a development that includes the provision of Affordable Rental Housing dwelling, which is provided in excess of that required by a State or Council policy		New initiative
Exempt Development Contribution fees for Affordable Housing in the Wollongong City-wide Development Contributions Plan	ARH2	Completed, adopted on 28/8/2023
Exempt Development Contribution fees for Affordable Housing in the draft West Dapto Development Contributions Plan 2024	ARH2	In progress, draft Plan exhibited. 18/3/24 post exhibition report endorsed by Council. Subject to IPART and DPHI review.
Monitor implementation of Round 1 of the Federal Grant, to Housing Illawarra		In progress



COUNCIL POLICY

Action	Housing Strategy Action	Status
Monitor implementation of Round 2 of the Federal Grant, to Head Start Homes		In progress
Monitor implementation of Round 3 of the Federal Grant, to Head Start Homes		In progress
Prepare, exhibit and adopt an Affordable Housing Contributions Plan and introduce an Affordable Housing clause into the Wollongong LEP 2009	ARH4 & ARH5	Draft Policy and Procedures exhibited and reported to Council for adoption. Draft Contributions Plan in preparation
As part of Planning Proposals seeking to rezone land to permit residential development or increase residential density, a minimum 10% of estimated dwelling yield shall be for Affordable Rental Housing to be managed by a registered Tier 1 or 2 Community Housing Provider, in perpetuity. The first rezoning of land in the West Dapto Urban Release Area to R2 Low Density Residential is excluded.		To commence with the adoption of this policy
Commencing on 1 July 2026 require Affordable Housing units to be incorporated into Residential Flat Building and Shop-top housing development with more than 20 dwellings, commencing at 3% of floor space and increasing annually to 10% in 2033, to be managed by a registered Tier 1 or 2 Community Housing Provider, in perpetuity	ARH6	Proposed to commence on 1/7/2026.
Council will work with State agencies, such as Homes NSW and Landcom, to assist the provision of Social and Affordable Housing on State land.	SH2	In progress Collaboration Agreement signed with L&HC (now Homes NSW)
Council is open to innovative partnerships for the use of Council land that will contribute to the provision of Affordable Housing.	ARH10	On-going

This policy does not preclude a Community Housing Provider from selling / transferring dwellings to improve the management, maintenance and renewal of its housing portfolio, however at no net loss of dwelling.

In this policy, Affordable housing developments include -

- Affordable Rental Housing managed by non-profit Community Housing Providers.
- Affordable Rental Housing dwellings provided in multi dwelling housing, residential flat buildings.
- Affordable Rental Housing dwellings delivered through a planning agreement (PA).
- Affordable Rental Housing dwellings provided through inclusionary zoning provisions in the Wollongong Local Environmental Plan 2009.

In this policy, Affordable housing developments do not include -



COUNCIL POLICY

- Secondary dwellings (granny flats).
- Boarding houses.
- Group homes.
- Supportive accommodation.
- Social and Affordable Housing developments provided by State agencies (eg Homes NSW).

Council is committed to supporting the provision of Affordable Housing for key worker households while continuing to advocate for any shortfall in local Social and Affordable Housing needs. Affordable Housing targets are being incorporated into Council policy.

The proposed ten percent of the dwellings delivered in future residential rezonings or larger residential development will be in the form of Affordable Rental Housing to be managed by a CHP. The target is expected to take a number of years to reach as mechanisms will be introduced gradually, and the State is also collecting contributions from some developments.

The target is not -

- 10% of the total dwellings in the LGA ~ 89,000 (2021 census)
- 10% of all dwellings approved each year (which currently averages ~1200)
- 10% of all dwellings constructed each year (which currently averages ~800)
- Does not include social housing provided by State agencies.

Council has many roles and responsibilities, including the setting of Council planning policies, the assessment of development applications and landowner. Council is not proposing to be a Community Housing Provider.

LEGISLATIVE REQUIREMENTS

Environmental Planning and Assessment Act 1979 – section 7.32-7.33 Affordable Housing Contributions State Environmental Planning Policy (Housing) 2021

REVIEW

This Policy will be reviewed a minimum of once every term of Council, or more frequently as required.

REPORTING

The Wollongong Housing Strategy (2023) requires an annual progress report to Council.

ROLES AND RESPONSIBILITIES

City Strategy - Land Use Planning -

- Development Contribution Plans
- Planning policy
- Assessment and management of Planning Proposals

Development Assessment and Certification -

- Development Application fee waivers
- Assessment of Development Applications



COUNCIL POLICY

Community Cultural & Engagement -

- The allocation of the Federal Grant and managing the successful applicants
- Future funding allocation of any collected financial contributions

Finance -

• The collection and accounting of financial contributions in a restricted asset account.

RELATED STRATEGIES, POLICIES AND PROCEDURES

Wollongong Housing Strategy 2023
Wollongong Affordable Housing Development Contributions Plan (in preparation)
Affordable Housing Procedures (in preparation)
Council's Revenue Policy - Schedule of Discount and Waiver Policies

APPROVAL AND REVIEW	
Responsible Division City Strategy	
Date adopted by Council	[To be inserted by Corporate Governance]
Date/s of previous adoptions	[List previous adoption dates]
Date of next review	[Not more than three years from last adoption]





AFFORDABLE HOUSING PROCEDURE

ADOPTED BY: MANAGER CITY STRATEGY | DATE: [DATE]

CONTEXT

These Procedures are to be read in conjunction with the Affordable Housing Policy (the Parent Policy).

STATEMENT OF PROCEDURES

	Page
Procedure 1 – Development Application Fee waivers <mark>– Community Housing Providers</mark>	3
Procedure 2 – Affordable Housing dwellings	4
Procedure 3 – Managing Financial contributions	5
Procedure 4 – Development Application Fee waivers - Developer	6

For procedures for Development Contribution waivers please refer to the Wollongong City-wide Development Contributions Plan or West Dapto Development Contributions Plan.

For procedures for Affordable Housing Development Contributions please refer to the Wollongong Affordable Housing Development Contributions Plan.

REVIEW

The Procedures are to be reviewed every term of Council with the review of the Affordable Housing Policy.



PROCEDURE DOCUMENT

APPROVAL AND REVIEW		
Responsible Division	City Strategy	
Date adopted	[Date Adopted]	
Date of previous adoptions	Nil	
Date of next review	[Review Date]	
Responsible Manager	Land Use Planning Manager	
Parent Policy	Affordable Housing Policy	



PROCEDURE DOCUMENT

PROCEDURE 1 – DEVELOPMENT APPLICATION FEE WAIVERS <mark>– COMMUNITY HOUSING PROVIDERS</mark>

To encourage the provision of Affordable Rental Housing, development application fees for applications lodged by or on behalf of Tier 1 and 2 Community Housing Providers, may be waived in accordance with the following procedure.

Notes -

- For mixed use or mixed tenure development applications only the portion of the development application fee associated with the Affordable Rental Housing will be waived.
- This same procedure applies to requests to waive development application fees for Emergency Housing and Accessible Housing developments.
- This procedure does not apply to Social Housing development applications lodged by Homes NSW.

Procedure -

- 1 Development Application lodged on NSW Planning Portal.
- 2 NSW Planning Portal refers Development Application to Council for checking and fee quote.
- 3 The Manager Development Assessment and Certification (DAC) or DAC Middle Managers with the appropriate delegation assess the fee waiver request -
 - Lodged by or on behalf of a Tier 1 or 2 Community Housing Provider, for an Affordable Rental Housing development (owners consent)
 - 100% Affordable Rental Housing development no DA fee required
 - Where the Affordable Rental Housing component is a portion of the development, the fee waiver is to be the relevant portion of the floor space of the development. ie if 50% of the floor space is for Affordable Housing, the fee waiver is 50% of the total development application fee.
- 4 Calculated development application fee recorded in Planning Portal.
- If during the assessment process, the nature of the development application changes (for example the percent of Affordable Housing floor space), the development application fee should also be varied.



PROCEDURE DOCUMENT

PROCEDURE 2 – AFFORDABLE HOUSING DWELLINGS

To facilitate the delivery of Affordable Rental Housing dwellings from 2026 residential flat buildings, shop-top housing and multi-unit housing developments with more than 20 dwellings will be required to contain the following percentage of affordable dwellings.

The following developments are excluded: Social Housing provided by Homes NSW, Student accommodation, Affordable Housing developments provided by a registered Community Housing Provider.

The number of Affordable dwellings required will be determined by the percentage of residential floor space.

The size of Affordable dwellings is to be consistent with the other dwellings in the development. The mix of Affordable dwelling sizes is to be consistent with the mix of dwelling sizes in the development.

Development Application Lodgement Acceptance Date	% Affordable Residential Floor Space
1/7/2026 — 30/6/2027	3 percent
1/7/2027 — 30/6/2028	4 percent
1/7/2028 — 30/6/2029	5 percent
1/7/2029 — 30/6/2030	6 percent
1/7/2030 — 30/6/2031	7 percent
1/7/2031 — 30/6/2032	8 percent
1/7/2032 — 30/6/2033	9 percent
1/7/2033 – onwards	10 percent

In circumstances where Affordable Housing dwellings cannot be provided on site, or for part dwellings (ie the floor space is less than a dwelling size), a monetary contribution is to be made to Council based on the residential sales price value of the m2 floor space of a new residential unit dwelling in that suburb.

The Affordable Housing contribution is in addition to any section 7.11, section 7.12 development contribution fees or planning agreement.

Procedure 3 details how Council will manage financial contributions.



PROCEDURE DOCUMENT

PROCEDURE 3 – MANAGING FINANCIAL CONTRIBUTIONS

Council is to manage financial contributions received in lieu of the provision of affordable rental housing dwellings in the following manner.

- 1 Contributions are to be placed in a Restricted Asset account.
- 2 Any interest earnt on contributions is to be placed in the Restricted Asset account.
- 3 The annual Financial Statement should specify the amount being held in the account.
- When the account reaches \$5 million, Council will seek expressions of interest from registered Community Housing Providers for the use of the funds for the provision of Affordable Rental Housing.
 - Note in may take a number of years for the funds in the account to reach \$5 million.
- 5 The expressions of interest and allocation of the funds is to be reported to Council for determination.
- 6 Steps 4 and 5 will be repeated each time the account reaches \$5 million.
- 7 The funds may be pooled with contributions received under the Affordable Housing Development Contributions Plan.

The expression of interest process will be managed by a panel and overseen by an independent Council division such as Community Cultural and Engagement Division where practicable.

Notes -

- A financial contribution is not required where the required Affordable Rental dwellings are provided on site.
- A financial contribution to Council is not required where Affordable Housing dwellings, or a contribution for the provision of Affordable Housing has been provided to the State though a development assessment under a State Environmental Planning Policy.
- A financial contribution is not required where a Planning Agreement has been executed that includes the provision of Affordable Rental Housing.



PROCEDURE DOCUMENT

PROCEDURE 4 – DEVELOPMENT APPLICATION FEE WAIVERS – OTHER DEVELOPERS

To encourage the provision of Affordable Rental Housing, development application fees for applications lodged which include a greater percentage of Affordable Rental Housing than required under State or Council policy, may be waived in accordance with the following procedure.

Notes -

- For mixed use or mixed tenure development applications only the portion of the development application fee associated with the additional Affordable Rental Housing will be waived.
- This procedure applies to development applications which propose a percentage of Affordable Rental Housing greater than that required under Council or State policy.
- This procedure does not apply to Social Housing development applications lodged by Homes NSW.
- This procedure does apply to Development Applications lodged under SEPP (Housing) 2021 proposing more than the minimum 15% Affordable Housing to achieve a 30% height and/or floor space bonuses, and the 2% Transport Oriented Development.

Procedure -

- 1 Development Application lodged on NSW Planning Portal.
- 2 NSW Planning Portal refers Development Application to Council for checking and fee quote.
- 3 The Manager Development Assessment and Certification (DAC) or DAC Middle Managers with the appropriate delegation assess the fee waiver request -
 - Lodged with written support from a Tier 1 or 2 Community Housing Provider, for an Affordable Rental Housing development
 - 100% Affordable Rental Housing development no DA fee required
 - Where the Affordable Rental Housing component is a portion of the development, the fee waiver is to be the relevant portion of the additional floor space of the development greater than the required contribution ie if the legislation proposes 15% Affordable Rental Housing, and the development application proposes 20%, then the fee waiver applies to the additional 5% floor space proposed for Affordable Rental Housing.
- 4 Calculated development application fee recorded in Planning Portal.
- If during the assessment process, the nature of the development application changes (for example the percent of Affordable Housing floor space), the development application fee should also be varied.



ITEM 12 POST EXHIBITION - PLANNING PROPOSAL POLICY

On 27 May 2024 Council resolved to place an updated draft Planning Proposal Policy on public exhibition for community and stakeholder feedback. The draft Planning Proposal Policy was exhibited between 24 June and 29 July 2024. A total of three (3) submissions were received.

The purpose of this report is to provide feedback on the public exhibition and recommend that Council adopt an updated Planning Proposal Policy.

RECOMMENDATION

The updated Planning Proposal Policy 2024 be adopted and a notice be placed on Council's Public notices web page.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Planning Proposal Policy 2024

BACKGROUND

The Wollongong Local Environmental Plan 2009 (WLEP) applies to the majority of the Wollongong Local Government Area, except for the areas covered by a State Environmental Planning Polices (SEPPs). Land at Sandon Point and Calderwood is zoned under SEPP (Precincts – Regional) 2021 and development within the Port of Port Kembla is controlled under the SEPP (Transport and Infrastructure) 2021.

Council can amend the LEP as the need arises, in relation to land zoning or the planning controls (height of buildings, minimum lot size for subdivision, floor space ratio etc). Regular reviews of the LEP on a programmed basis, is the preferred approach. However, Council may also consider requests for LEP amendments where such a change is warranted, via the Planning Proposal process. The assessment of Planning Proposals (including reclassification of Council land) is a core business activity for Council.

On 7 May 2018, Council adopted the Planning Proposal Policy to inform the community about the Planning Proposal process, guide the preparation and submission of Planning Proposal requests and improve the efficiency of assessment. In 2022 the Planning Proposal Policy was reviewed and updated to include a number of procedural changes introduced in the processing of Planning Proposals.

In early 2024 a scheduled review of Council's Planning Proposal Policy was undertaken, and some minor updates were proposed in response to a number of procedural changes introduced in the processing of Planning Proposals, updates to relevant legislation and the adoption of some key Council strategies. The following amendments were proposed -

- 1 References to the NSW Department of Planning updated to reflect a recent departmental name change Department of Planning, Housing & Infrastructure (DPHI).
- 2 NSW Department of Planning Local Environmental Plan Making Guideline reference: updated Guidelines were introduced in 2023.
- 3 Updating references to Council's strategic documents including: Council's Community Strategic Plan "Our Wollongong Our Future 2032"; Wollongong Housing Strategy (2023); Wollongong Retail and Business Centres Strategy (2023); Wollongong Industrial Lands Review (2024); and Community Participation Plan.
- 4 Reference to the need for a Scoping Proposal moved to the beginning of the Policy to reflect the fact that it is the start of the Planning Proposal request process. The NSW DPHI's Scoping Proposal template is referenced to assist applicants in the preparation of this document.
- 5 Addition of paragraph to acknowledge that Council may seek to be the authorised Local Plan-Making Authority (LPMA) at the Gateway Determination phase.



- 6 Distinction noted between LEPs that involve written amendments and those that are map only amendments, to reflect a change in procedure introduced by the DPHI.
- 7 Updated list of supporting technical studies required, to be consistent with the NSW DPHI's LEP Making Guideline 2023.
- 8 References to Application Form and Checklist removed as Planning Proposal requests are now submitted online via the Planning Portal.
- 9 Mapping data requirements updated.
- 10 Clarification that the date of formal lodgement will be the date on which Council has received all the required information and lodgement fees paid.
- 11 Procedures outlined for any change of proponent or withdrawal of Planning Proposal.

On 27 May 2024, Council considered a report on proposed updates to the Planning Proposal Policy and resolved to place an updated draft Planning Proposal Policy on exhibition for community information and comment. Council resolved that -

- 1 The updated draft Planning Proposal Policy be exhibited for a minimum period of 28 days for community comment.
- 2 A post exhibition report be prepared for Council's consideration.

The updated draft Planning Proposal Policy was exhibited between 24 June and 29 July 2024.

PROPOSAL

As a consequence of the exhibition three submissions were received, as summarised in the following table:

1 Endeavour Energy

Policy Section	Submission	Council Officer Response
"The following Planning Proposal requests will generally not be supported by Council"	Can "electricity" also be specifically included as a utility, as follows: "requests that will result in unacceptable demands on utilities and services, such as sewerage, water,	Agreed – electricity added
	electricity, transport etc"	
List of supporting technical studies to be completed by a suitably qualified	Does "Infrastructure Servicing Strategy" include utilities such as electricity?	The availability and capacity of the electricity network is an important part of an Infrastructure Servicing Strategy.
expert to demonstrate the capacity of the land		A reference to the Department of Planning publication "Local Environmental Plan Making Guideline 2023 - Attachment C" has been added, which details/clarifies the requirements under each heading.
		The "Infrastructure Servicing Strategy" section in the Department's Guideline Attachment C specifically references "electricity" in the detailed requirements under this heading.



2 Community Submissions (2)

Policy Section	Submission	Council Officer Response
How to lodge a Planning Proposal request	Planning Proposal requirement for landowner consent	From July 2022, all proponent led Planning Proposal requests are to be submitted and processed through the DPHI Planning Portal. The Planning Portal registers and tracks Planning Proposals and also standardises the referral process to State agencies. This requirement renders Council's
		Application Form (which required landowner consent authorising the lodgement of the Planning Proposal request and the eventual making of a draft LEP over the subject land) and accompanying Checklist redundant.
		There is no legal requirement for landowner consent to lodge a Planning Proposal request on the Planning Portal (unlike Development Applications). Council's preference, however, is for all affected landowners to be aware of any such proposals. Council's non-statutory notification period ensures all affected landowners are advised of a Planning Proposal request and able to have input.
		No proposed change to the exhibited draft Planning Proposal Policy.
N/A	Request to change the zoning at the southern end of Kembla Street Wollongong from E3 Productivity Support to R2 Low Density Residential to allow for old houses to be demolished and build new houses / duplexes / townhouses.	This is outside of the scope of this Policy, which provides for the process relating to Planning Proposals. This policy review is not an opportunity to consider rezoning requests. However, the following commentary is provided in relation to the matter raised.
		The two most southern blocks of Kembla Street are zoned E3 Productivity Support on the eastern side and R2 Low Density Residential on the western side. The key objective of the E3 zone is to provide for a range of facilities and services, light industrial warehouses and offices.
		The properties located in this zone predominantly reflect the zone objectives, with uses including workshops, offices, warehouses,



Policy Section	Submission	Council Officer Response
		showrooms and indoor recreation/training. This area is also flood affected.
		The planning controls of this precinct were reviewed by the Industrial Lands Review (2024), with no changes proposed to the current E3 zoning. The Review highlighted increased pressure to rezone industrial land for alternate uses, and noted the importance of light industrial and employment uses in this precinct.
		The planning controls will be considered as part of the Wollongong CBD Surrounds Review which will be prepared over the next two years.
		As the rezoning suggestion is outside the scope of the policy review, no proposed change to the exhibited draft Planning Proposal Policy.

3 Council Staff Suggestions

During the public exhibition period, comments were also received from various divisions across Council. As a result of this feedback the following updates were additionally incorporated into the draft Planning Proposal Policy:

Policy Section	Suggested Updates to be Incorporated	
"The following Planning Proposal requests will generally not be supported by Council"	The exhibited Planning Proposal Policy currently includes the following under the heading of Planning Proposal requests that will generally not be supported – "increasing residential density in medium and high flood hazard areas ie within the 1% AEP flood level".	
	Recent updates to NSW Flood Policy, including the Flood Risk Management Manual & associated toolkit (2023) and a new Planning Circular "Addressing Flood Risk in Planning Decisions" (2024), recommend replacing the above current wording to reflect recent Policy updates, as follows:	
	"proposing development in floodway and high hazard areas, and/or permitting a significant increase in the dwelling density of land within the flood planning area, and for areas between the flood planning area and the probable maximum flood".	
Lodgement of appropriate	Council has been asked on previous occasions to consider draft technical reports the recommendation is to require these reports to be submitted in final form.	
supporting technical	Suggestion to include the following note:	
studies completed by suitably qualified experts	"The supporting technical studies are to be submitted as Final reports (draft reports will not be accepted)".	



Policy Section	Suggested Updates to be Incorporated	
Lodgement of appropriate supporting	The exhibited Planning Proposal Policy currently includes as point g. "European Heritage Assessment & Aboriginal Heritage Archaeological & Landscape Assessment".	
technical studies	Suggestion to clarify that two separate documents are required -	
completed by	i A Historic Heritage Assessment; and	
suitably qualified experts	ii An Aboriginal Cultural Heritage Assessment Report and accompanying Archaeological Assessment.	
охроно	Suggestion to insert the following note: "Two copies of any Aboriginal Cultura Heritage Assessment Report and Archaeological Assessment are to b provided - 1 A complete document including all maps and Aboriginal Site Information (labelled Staff Assessment and Technical Referral Version).	
	2 A second copy with all sensitive information revealing specific Aboriginal site locations and coordinates redacted (labelled Public Exhibition Version)."	
4. Mapping data	Suggestion to improve clarity by the addition of the following:	
details	Mapping data is to be supplied in shapefile format (.shp) compatible with ArcGIS .	

As shown above, the public exhibition has resulted in some further minor recommended additions to the Policy, to assist in better explaining or clarifying the Planning Proposal request process. The proposed updated Planning Proposal Policy as a result of the exhibition is included as Attachment 1.

CONSULTATION AND COMMUNICATION

The updated draft Planning Proposal Policy was exhibited between 24 June and 29 July 2024. The public exhibition was advertised through Council's website and in the Illawarra Mercury newspaper. A copy of the suite of documents was available for viewing on Council's website, in all Council libraries and in Council's Administration Building.

The following key stakeholders and organisations were notified of the public exhibition by email -

- All active Neighbourhood Forums.
- Northern Illawarra Action Group.
- Keiraville Residents Action Group.
- NSW Department of Planning, Housing and Infrastructure.
- Endeavour Energy.
- Transport for NSW.
- Sydney Water.
- Water NSW.
- Property Council of Australia Illawarra.
- Urban Development Institute of Australia (UDIA) NSW Illawarra.

The suite of documents included in the public exhibition was as follows –

- Council Report and Minutes (27 May 2024).
- Updated draft Planning Proposal Policy.

As a result of the public exhibition the website page received 104 views, with 49 people downloading at least one document. A total of three submissions were received (2 community and one from Endeavour Energy).



PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Community Goal 1 "We value and protect our environment", and specifically to the following actions –

- Prepare Local Environmental Plans and Development Control Plans, which enable the community's goals for liveability, sustainability and amenity.
- Prepare and assess Planning Proposals which change how land can be used and developed.

CONCLUSION

A review of Council's Planning Proposal Policy has been undertaken and some minor updates recommended in response to several procedural changes introduced in the processing of Planning Proposals, updates to relevant legislation and the adoption of some key Council strategies. The public exhibition has also resulted in some further recommended additions to the Policy.

This report recommends that Council adopt the updated Planning Proposal Policy 2024 (Attachment 1).





PLANNING PROPOSAL COUNCIL POLICY

ADOPTED BY COUNCIL: XXX 2024

PURPOSE

This policy aims to inform the community about the Planning Proposal process, guide applicants and improve the efficiency of assessment.

POLICY INTENT

This policy has been developed in order to guide the preparation and submission of Planning Proposal requests.

A request to change the zoning, permitted land uses or development standards applicable to a parcel of land (height of buildings, minimum lot size for subdivision, floor space ratio etc) is a formal process that amends the statutory planning controls contained in the Local Environmental Plan.

The main objectives of this policy are to:

- Outline what is a planning proposal and what is its purpose;
- The steps in the planning proposal process;
- · Consideration of planning proposal requests;
- Information to be submitted in a planning proposal request; and
- The fees applicable to a planning proposal.

OUR WOLLONGONG OUR FUTURE 2032 COMMUNITY STRATEGIC PLAN

This policy relates to Wollongong 2032 Goal 1 "We value and protect our environment", and specifically to the following actions:

- Prepare Local Environmental Plans and Development Control Plans, which enable the community's goals for liveability, sustainability and amenity; and
- Prepare and assess Planning Proposals which change how land can be used and developed.

POLICY

Amending a Local Environmental Plan (LEP) - Planning Proposal Request

A request to amend the zoning of land, the development standards applying to land, or the permitted land uses is known as a planning proposal and is undertaken through the Gateway process under the NSW planning legislation. Council or a Government agency can initiate a planning proposal based on a strategic direction or policy, or a land owner may request Council to consider the preparation of an amendment.

To amend an existing LEP, an application needs to be made to Council in the form of a "Planning Proposal Request". The Planning Proposal Request explains the intended effect of the proposed LEP amendment (change) and the reasons or justification for making it. The planning proposal request must include appropriate supporting material or investigations. The preparation of a planning proposal is the first step in the process of amending a LEP.

Rezoning requests must be justified, having regard to Council's strategic plans and policies, and the NSW Department of Planning, Housing and Infrastructure's Regional Strategy, the Illawarra Shoalhaven Regional Plan 2041. A Planning Proposal request must be referred to the Wollongong Local Planning Panel for advice prior to being formally considered at a Council meeting. Council officers prepare reports



to the Wollongong Local Planning Panel and Council on the merits of the proposal, noting that the Environmental Planning and Assessment (Statement of Expectations) Order 2021 2024 outlines performance indicators for the assessment of Planning Proposals, as well as strategic planning obligations.

Proponents must discuss any request with a Council Officer from the Land Use Planning team prior to formally lodging a Planning Proposal request and incurring the associated costs. A Scoping Proposal must be submitted to Council with a request for a pre-lodgment meeting. The Environmental Plan Making Guideline (NSW Department of Planning) contains a template as Attachment A, setting out the information required to be included in a Scoping Proposal. It is also recommended that consultation with surrounding residents be undertaken to inform the preparation of the Planning Proposal request.

The applicant is required to lodge a Planning Proposal with the Council via the online NSW Planning Portal and pay the necessary Planning Proposal fee. Council officers will undertake an adequacy assessment within 14 days. Requests that are incomplete will not be accepted. This is not a merit assessment on the request.

Once lodged and accepted, preliminary consultation may be undertaken in accordance with Council's Community Participation Plan to inform the preparation of the report, depending on the complexity of the proposal. Council will prepare an exhibition web page for each Planning Proposal request. Any additional studies or supporting information lodged subsequently during the process will be made available on the web page.

A Council resolution is required to support an application to change the zoning, permitted land uses or development standards applicable to a parcel of land. It should be noted, however, that a Council resolution to prepare a planning proposal or an amendment to the LEP does not necessarily guarantee that the proposed amendment will proceed.

If supported by Council, the planning proposal is then referred to the NSW Department of Planning, Housing and Infrastructure to go through the *Gateway determination process*. The "Gateway" process allows a planning proposal to be reviewed at an early stage to make a decision whether to proceed further. When submitting a Planning Proposal for a Gateway Determination, Council must indicate whether they will or will not be seeking to be authorised as the Local Plan-Making Authority (LPMA). At the Gateway determination, the Department of Planning will decide whether the proposal has merit and is justified on planning grounds, whether further technical studies must be undertaken, who is the Local Plan-Making Authority and the statutory consultation required. Any proposed amendment to the LEP requires community consultation, such as public exhibition or in the case of a reclassification of land, an additional public hearing process. *Council Reference Groups or Advisory Committees will be notified when relevant Planning Proposals are placed on exhibition and the community representatives / interest groups will be invited to make individual submissions.*

Following exhibition, Council considers a report on submissions and should the resolution be to finalise the Planning Proposal, Parliamentary Counsel then prepares the amending LEP for LEPs that involve written amendments, and the Department of Planning will draft LEPs for map only amendments. With the Minister's (or delegates) approval the amending LEP becomes law and is notified on the NSW Legislation website.

It should be noted that in certain circumstances an alternative Planning Proposal Authority can be appointed at the discretion of the Minister.

The proponent and those making submissions are advised of Council report dates and resolutions through the process and given the opportunity to address Councillors at Council meetings through the Public Access Forum. Should Council initially resolve not to support a planning proposal request, the proponent can request an independent review of Council's decision through the "Rezoning Review" mechanism.

An online tracking system hosted by the NSW government "Planning Proposals Online" is available for any person to follow the progress of a Planning Proposal once it has been submitted to the NSW Planning Portal.

Consideration of Planning Proposal Requests

Applications to rezone land or change development standards or permitted uses are generally not encouraged by Council and should only be submitted in the following circumstances:



- Where land cannot be reasonably developed or used under the existing zoning or controls;
- Where it is necessary to correct an error or anomaly (eg mapping);
- Where there is a sound strategic argument for an amendment, based on consistency with Council's Strategic Plan Our Wollongong Our Future 2032, the Regional Strategy the Illawarra Shoalhaven Regional Plan 2041, Council's Local Strategic Planning Statement (2020), Wollongong Housing Strategy (2023), Wollongong Retail and Business Centres Strategy (2023), Wollongong Industrial Lands Review (2024), or similar strategy or policy;
- Where the proposed amendment is considered to be minor in nature, has strategic merit, and has been sufficiently justified;
- Where development of land in accordance with the existing zoning would not be in the public interest.

The following Planning Proposal requests will generally not be supported by Council:

- requests that are not supported by an endorsed local or regional strategy, plan or policy and are considered speculative;
- the rezoning of single properties to increase housing density;
- increasing housing in the Illawarra Escarpment, except where implementing an adopted strategy
- permitting housing within C2 Environmental Conservation zoned land or increased housing in C3 Environmental Management zoned land;
- increasing residential density in medium and high flood hazard areas (ie within the 1% AEP flood level) proposing development in floodway and high hazard areas, and/or permitting a significant increase in dwelling density of land within the flood planning area, and for areas between the flood planning area and the probable maximum flood;
- proposing the loss of employment or industrial land;
- proposing the linear expansion of town centres;
- requests that will result in land uses or development intensification that is beyond the capability of the land or incompatible with important environmental values and/or constraints; and
- requests that will result in unacceptable demands on utilities and services, such as sewerage, water, electricity, transport etc.

It is necessary to prioritise the processing of planning proposal requests to ensure those providing the greatest public benefit are given preference over those serving individual interest or are of limited benefit to the greater Wollongong community. As a guide, the following would be given priority:

- Contributes to economic growth and promotes sustainable practice;
- Significant employment generating development;
- Provision of high quality, appropriately located housing accessible to the broader and lower income community;
- Education, medical or community facilities and services;
- Commercial or retail development in accordance with an adopted Council or State Government strategy;
- Preservation and conservation of the environment;
- Reducing an identified conflict between incompatible land uses;
- Improving tourism opportunities: and
- Implementing endorsed Council Strategies or Concept Plans (eg West Dapto Amendments).

Some areas will have Strategies, Masterplans or Concept Plans requiring that a Planning Proposal request address certain criteria, for example the demonstration of an improved environmental outcome associated with proposed development.



Planning Proposal Request: Information to be submitted

A Planning Proposal must be prepared in accordance with Section 3.33 of the *Environmental Planning* and *Assessment Act 1979* and relevant Department of Planning and Environment's guidelines including the "Local Environmental Plan Making Guideline" (2023).

Section 3.33 of the Act outlines that a planning proposal must include the following components:

- (a) A **statement** of objectives or intended outcomes of the proposal.
- (b) An **explanation** of the provisions of the proposal.
- (c) A **justification** for those objectives and outcomes, including how it is to be implemented details on why Council should support the change in zoning or development standards and compliance with relevant directions under Section 9.1
- (d) **Maps** containing the appropriate detail are to be submitted, including site map; land use zonings; land constraints such as flood risk, bushfire, heritage areas etc.
- (e) Details of the **community consultation** to be undertaken.

The Planning Proposal is structured as a number of statements and questions which must be responded to with accurate, current and sufficient information to allow assessment of the proposal by Council officers, Councillors and the Department of Planning, Housing and Infrastructure.

The Planning Proposal must contain sufficient detail to demonstrate that relevant environmental, social, economic and other site-specific matters have been identified and if necessary that any issues can be addressed with additional information and/or through consultation with agencies and the community. The level of detail required in a Planning Proposal should be proportionate to the complexity of the proposed amendment, recognising that a Planning Proposal must provide enough information to determine whether there is strategic merit in the proposed amendment and to demonstrate compliance with relevant statutory considerations.

A Planning Proposal request may be accompanied by a proposal to enter into a Planning Agreement under Section 7.4 of the EP&A Act under which a material public benefit will be provided. Council's policy on Planning Agreements sets out Council's approach to the use of Planning Agreements through negotiation when considering planning proposals.

In order for Council officers, Councillors and the Department of Planning, Housing and Infrastructure to ascertain the appropriateness of the Planning Proposal, the constraints on site must be identified, and any proposed development on site will need to have consideration to these constraints. Any proposed intensification of land use will require identification of any environmental and physical constraints such as flood affectation, land stability, contamination, natural environment, bush fire, heritage and scenic landscape considerations. The proposed impacts on traffic and transport, town services and infrastructure also require consideration.

Where the Planning Proposal is seeking to rezone to residential or uplift the density of residential land, the application is to be accompanied by a Residual Land Value of the site under both the existing and proposed planning controls. This is to assess the "uplift" to enable an Affordable Housing contribution to be determined.

How to Lodge a Planning Proposal Request

The following is required to be lodged with Council via the online NSW Planning Portal along with the necessary Planning Proposal fee, as part of any planning proposal request:

- 1 Justification for the planning proposal, including:
 - a The need for the Planning Proposal;
 - Relationship to strategic framework how is the planning proposal consistent with legislation and statutory requirements such as section 9.1 Directions and State Environmental Planning Policies (SEPPs), regional strategies and Council endorsed polices, strategies and locality Concept Plans (eg Council's Community Strategic Plan and Local Strategic Planning Statement):
 - c The context of the planning proposal if the planning proposal implements the outcomes of a



strategic study or report (a copy of the study or report to be submitted with the planning proposal request); and Potential economic, social and environmental impacts of the planning proposal and how they are proposed to be managed – positive and negative impacts should be identified, including proposed methods of amelioration where negative impacts are likely.

- Appropriate supporting technical studies completed by suitably qualified experts to demonstrate the capacity of the land, concept diagrams, preliminary plans and illustrative maps. **NOTE**: The supporting technical studies are to be submitted as Final Reports (draft reports will not be accepted). The level of detail will be proportionate to the impact the planning proposal is likely to have. This may include (but is not limited to) the following technical issues/considerations (please refer to the Department of Planning publication "Local Environmental Plan Making Guide 2023 Attachment C" for detailed requirements):
 - a. Urban Design Study
 - b. Ecologically Sustainable Development Strategy
 - c. Flood Impact & Risk Assessment
 - d. Water Cycle & Stormwater Management Strategy
 - e. Bushfire Risk Assessment
 - f. Traffic, Mobility & Transport Strategy
 - g. European Heritage Assessment & Aboriginal Heritage Archaeological & Landscape Assessment
 - i. A Historic Heritage Assessment; and
 - An Aboriginal Cultural Heritage Assessment Report and accompanying Archaeological Assessment.

NOTE: Two copies of any Aboriginal Cultural Heritage Assessment Report and Archaeological Assessment are to be provided – the first a complete document including all maps and Aboriginal site information (labelled - *Staff Assessment and Technical Referral Version*) and the second copy with sensitive information revealing specific Aboriginal site locations and coordinates redacted (labelled - *Public Exhibition Version*).

- h. Biodiversity Assessment
- i. Contamination & Acid Sulphate Soil Assessment
- j. Social & Community Assessment
- k. Infrastructure Servicing Strategy
- Economic & Retail Analysis
- m. Acoustic Report
- n. Agricultural Assessment
- o. Geotechnical Report
- p. Visual Impact Assessment
- q. Consistency with Council Strategies & Concept Plans

NOTE: The Gateway determination may require additional information.

- The submission of all documentation in electronic format (PDF). All documentation will need to be uploaded on Council's website for consultation and therefore should be kept under 50MB (noting that files over 10MB generally cannot be emailed). Wherever possible, a suite of documents should be combined into one file (while keeping under the 50MB guide).
- 4 Mapping data is to be supplied in shapefile format (.shp) compatible with Arc GIS.

To ensure transparency in Council's decision-making functions, any application which is made by a Council employee / Councillor and/or their immediate relative/s, will be referred to an independent consultant for assessment.



For more information proponents should refer to the Department of Planning, Housing and Infrastructure's publication "Local Environmental Plan Making Guideline 2023".

Planning Proposal requests will require external planning expertise on behalf of the applicant. It is recommended that a suitably qualified and experienced planning consultant be engaged for the preparation of planning proposal applications, and other specialist consultants may also be needed to provide technical input in support of the proposed changes. The application must include an accurate assessment of the likely impacts of the change in land use and identify any land constraints, supported by technical investigations. Any study that is deemed necessary to assess the suitability of the proposal and may have a significant bearing on Council's decision making about whether to proceed with preparing a planning proposal, will be required prior to a report being prepared for Council.

Council staff may refuse to accept the submission of a planning proposal request if the proposal is deemed to be lacking the necessary information and detail required of a planning proposal, as outlined in this section. The date of formal lodgement will be the date on which Council has received all the required information, and lodgement fees have been paid.

Any change of proponent must be made in writing by the original proponent, and the NSW Planning Portal is to be updated to reflect this change.

A Planning Proposal can be withdrawn by the proponent prior to a request for a Gateway Determination. If a proponent requests a Planning Proposal to be withdrawn after the Gateway Determination has been issued this does not prevent Council from progressing a Planning Proposal.

Fees

For applicable fees and charges, please refer to Wollongong City Council's *Schedule of Fees and Charges*. The proponent is required to pay the prescribed fee associated with preparing a planning proposal as outlined in Council's Fees and Charges. The proponent is also required to pay for any required technical studies.

LEGISLATIVE REQUIREMENTS

A Local Environmental Plan (LEP) is a legal document which guides development and land use within a particular Local Government Area. The LEP generally comprises a written document and accompanying maps and states whether development:

- Is permissible on the land;
- Is subject to specific restrictions, including controls on height, minimum land area, floor space, heritage, acid sulphate soils, flooding etc;
- · Requires consent of Council.

LEPs are also used to reserve land for open space, schools, transport and other public purposes, as well as control advertising and protect vegetation. The law outlining the process for making a LEP is the *Environmental Planning and Assessment Act 1979 (the EP&A Act)*, administered by the NSW Department of Planning, Housing and Infrastructure. The majority of land within the Wollongong Local Government Area, whether privately owned, leased or publicly owned, is subject to the controls set out in the relevant LEP, typically the Wollongong LEP 2009. Three precincts are controlled under State Environmental Planning Policies (SEPPs) - land at McCauleys Beach, Thirroul and Calderwood is zoned under State Environmental Planning Policy (Precincts - Regional) 2021 and development within the port of Port Kembla is controlled under the State Environmental Planning Policy (Transport and Infrastructure) 2021.

Council has the ability to amend the Wollongong LEP 2009 as the need arises. Regular reviews of the LEP occur to implement policy changes that have been guided by the adoption of strategies which have been prepared and exhibited. This is the preferred approach. However, Council may also consider requests for LEP amendments where such a change is warranted, via the planning proposal process.

REVIEW

This Policy will be reviewed every two years from the date of each adoption of the Policy, or more frequently as required.

A resolution of Council is required to adopt any variations to this policy, with the exception of minor



administrative changes, such as updates to legislative references, which may be endorsed by the Executive Management Committee (EMC). Endorsement of administrative changes made to this policy by EMC does not alter the requirement for it to be reviewed and adopted by each Term of Council.

ROLES AND RESPONSIBILITIES

- Council, or an Independent Planning Panel, can request that the Minister for Planning terminates a
 Planning Proposal at any point of the process, including after all investigations, analysis and
 community engagement has been completed. However, proponents can request an independent
 review of decisions if Council has refused or failed to respond to a Planning Proposal;
- Council officers may seek an extension of time from the Department of Planning, Housing and Infrastructure for the completion of a Planning Proposal should Council resources be required on other higher priority projects;
- The Planning Proposal process can occur over a number of years, depending on the nature and complexity of the proposal, and there are several key milestones that need to be achieved along the way. With each one there is a risk for the process to cease;
- Council officers may decline to accept the lodgement of a planning proposal request, where the application content is deemed inadequate;
- Council officers may, based on a preliminary desktop assessment of a submitted planning proposal request, determine that the information submitted is not satisfactory and should not be reported to the Local Planning Panel, or a Council meeting. This may arise where the initial review of the information submitted reveals that the proposal is inconsistent with local and/or state policy, does not demonstrate strategic and/or site-specific planning merit, or is subject to insurmountable environmental constraint etc;
- Council Officers may request a proponent withdraw a Planning Proposal if the proponent has failed to respond to Council's request for further information within the timeframe specified in the request, and an extension of time has not been requested and/or approved by Council Officers.
- Referral of the Planning Proposal to agencies and/or the Local Planning Panel may result in additional reports or information being requested. Applicants are advised that agencies or the Local Planning Panel may or may not support the Planning Proposal.
- The proponent is responsible for the payment of any studies, specialist advice, or consultancies as required during the LEP amendment process;
- Time of lodgement does not determine the priority of processing and progressing of an amendment –
 it is necessary to prioritise proposals to ensure those providing the greatest public benefit are given
 preference over those servicing individual interest or are of limited benefit to the greater Wollongong
 community;
- The Planning Proposal request must be accompanied by the relevant fee. Part of the initial fee is refundable should the Planning Proposal process be terminated or be unsuccessful. The second part of the fee (if Council resolved to support the preparation of a Planning Proposal) is not refundable. If the Regional Planning Panel support a Planning Review and the Department of Planning, Housing and Infrastructure issues a Gateway determination, the second fee is payable;
- Council gives no undertaking that the processing of a Planning Proposal will result in the requested LEP amendment occurring. It is possible that all the steps in the process can be completed and an amendment declined by Council, the Independent Planning Panel, or the Minister for Planning; and
- A rezoning given effect by a successful Planning Proposal does not necessarily mean that a later development application for subdivision or other development will be automatically supported or approved. Any later development application will need to be lodged separately and assessed on its merits and consistency with relevant planning controls.



APPROVAL AND REVIEW	
Responsible Division	City Strategy
Date/s adopted	
Date/s of previous adoptions	7 May 2018, 23 May 2022
Date of next review	May 2026



ITEM 13 POLICY REVIEW - COMMUNITY & SPORTING GROUP RENTALS COUNCIL POLICY

The Community and Sporting Group Rentals Council Policy has been reviewed as part of Council's review schedule of its policies. The Policy has been revised to:

- Ensure all requests for the rental of Community and Sporting Council managed facilities are considered:
- Comply with legislative changes; and
- Update formatting to suit the current Council Policy template.

RECOMMENDATION

Council adopt the revised Community and Sporting Group Rentals Council Policy.

REPORT AUTHORISATIONS

Report of: Lani Richardson, Manager Commercial Operations + Property

Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

1 Community and Sporting Group Rentals Council Policy - Draft

BACKGROUND

The Community and Sporting Group Rentals Council Policy (the Policy) was initially adopted in May 1994, with further revisions in 2015 and 2018. Council manages Community and Sporting facilities throughout the LGA. Council supports community and recreational groups to occupy Council managed facilities at a subsidised rental, and this is controlled by charging appropriate fees for such occupation. The purpose of this Policy is to provide a clear and consistent framework for the management of these Community and Sporting facilities that ensures transparency and adheres to relevant legislation.

Changes to the Policy are listed below:

- Updated Wollongong 2032 Objectives.
- Updated the Policy, removed wording "in these cases a rental of \$1.00 is to be charged by Council".
 This wording is not required in the Policy as rentals are charged in accordance with Council's adopted fees and charges.
- Updated the legislation to include the Local Government Act 1993, Crown Land Management Act 2016 and Real Property Act 1900.
- Updated the reporting to include "to establish the eligibility of an organisation to pay the minimum fee, each organisation shall be requested to submit its annual report and financial statement".
- Updated formatting to comply with current Council Policy template.
- Changes to reflect other Council policies, ensuring consistency and best practice.

PROPOSAL

It is proposed that Council adopt the revised Community and Sporting Group Rentals Council Policy.

CONSULTATION AND COMMUNICATION

Consultation was undertaken with the following internal stakeholders:

- Commercial Operations and Property
- Sport and Recreation



PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 4 – 'We are a connected and engaged community'.

It specifically delivers on the core business of Property Services, in particular 'provide high quality of service on all Council property matters.'

CONCLUSION

The revised Community and Sporting Group Rentals Council Policy provides Council with a clear and consistent framework for determining rental fees for Community and Recreational organisations when occupying Council managed facilities ensuring transparency and adhering to relevant legislation.

- Draft [Document Set ID 25529349]





COMMUNITY AND SPORTING GROUP RENTALS COUNCIL POLICY

ADOPTED BY COUNCIL: [TO BE COMPLETED BY GOVERNANCE]

PURPOSE

Council will charge community and sporting organisations a minimum annual rental fee under lease/licence agreements granted to the organisations for the use of Council-controlled premises and sporting facilities.

POLICY INTENT

This policy has been developed to ensure the responsible occupation of premises under the control of Council by charging appropriate fees for such occupation.

The main objective of this policy is to formally adopt fees and charges to be paid by community and sporting organisations for occupation of premises under the control of Council.

Council recognises that some occupants do not have the ability to pay market-level fees for occupation of its premises and in such circumstances, it is inappropriate to require a market-level fee to be charged to some worthy occupants.

WOLLONGONG 2032 OBJECTIVES

This policy supports our Community Goals outlined in Wollongong 2032, with interconnected objectives being:

- 1. We value and protect our environment.
- 2. We have an innovative and sustainable economy.
- 3. We have a creative, vibrant city.
- 4. We are a connected and engaged community.
- 5. We have a healthy community in a liveable city.
- 6. We have affordable and accessible transport.

This Policy contributes to Goal 4 – "we are a connected and engaged community" specifically, the Core Business of Property Services, in particular "provide high quality of service on all Council property matters".

POLICY

The minimum rental fee will be determined by Council on an annual basis and included in Council's fees and charges.

To establish the eligibility of an organisation to pay the minimum fee, each organisation shall be requested to submit its annual report and financial statement.

Where it is clear an organisation has an ability to pay a market rental or fee, the rental fee payable shall be the market rate as determined by Independent Valuer.

Where it has been requested or is intended that rental/fees to be paid by an organisation are to be different from (in excess of or less than) the fees/rentals as outlined in the preceding paragraphs, such matter to be the subject of a report to Council for determination.

This policy is not to be applied in respect of licences for community halls granted under the provisions of Council's Halls Strategy, nor in respect of management agreements for childcare centres managed on behalf of Council by community committees.



COMMUNITY AND SPORTING GROUP RENTALS

COUNCIL POLICY

LEGISLATIVE REQUIREMENTS

The following instruments of legislation must be considered and are applicable to this policy (as amended from time to time):

- Local Government Act 1993
- Crown Land Management Act 2016
- Real Property Act 1900

REVIEW

This Policy will be reviewed a minimum of once every term of Council, or more frequently as required.

REPORTING

To establish the eligibility of an organisation to pay the minimum fee, each organisation shall be requested to submit its annual report and financial statement.

RELATED STRATEGIES, POLICIES AND PROCEDURES

Leases & Licensing Council Policy

APPROVAL AND REVIEW	
Responsible Division	Sport & Recreation
Date adopted by Council	[To be inserted by Corporate Governance]
Date/s of previous adoptions	19 November 2018, 26 May 2015 (EMC); 23 May 1994 (Council)
Date of next review	[Not more than three years from last adoption]



ITEM 14 POLICY REVIEW - ENCROACHMENT ON COUNCIL LAND COUNCIL POLICY

The Encroachment Council Policy has been reviewed as part of Council's rolling review schedule of its policies. This report seeks endorsement of the recent review and amendments to the Encroachment Council Policy.

RECOMMENDATION

Council adopt the revised Encroachment Council Policy

REPORT AUTHORISATIONS

Report of: Lani Richardson, Manager Commercial Operations + Property

Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

1 Encroachment Council Policy - Draft

BACKGROUND

Encroachments can be regarded as illegal extensions of private property boundaries and/or structures onto public land or road reserve (Council owned managed or controlled land). Some encroachments occur in a slow, progressive fashion and usually from well-intentioned activities of residents. Activities such as the placement of structures, gradual removal of native vegetation and extension of fencing can create the deceptive appearance of private property on Council owned, managed, or controlled land. Other encroachments can occur rapidly such as illegal land modification events or the construction of structures that overhang public land or public road (whether by accident or intentionally).

Unauthorised encroachments on Council land can -

- Compromise the integrity of natural and cultural values.
- Alienate land from public use/access.
- Impede fire management.
- Detract from aesthetic appearances, divert, and encumber Council resources and assets.
- Jeopardise public safety.
- Cause social inequity.
- Create otherwise unavoidable legal liability exposure or uncertainty for Council.

The Encroachment Policy (the Policy) aims to provide a consistent framework for managing or removing unauthorised encroachments on Council owned, managed, or controlled land. The Policy was initially adopted in 2009, with further revisions in 2014 and 2019.

The original intent of the Policy and the position portrayed by the Policy remains the same with only minor changes to align with Council's new Policy framework.

Key Changes proposed as part of the Policy review are outlined below:

Encroachment Council Policy

- 2032 Goal and Strategy included to reflect current Community Strategic Plan.
- Updated paragraph under the Policy heading and the inclusion of point 4, to include the wording "This Policy will not apply to encroachments that have been approved by Council through Development Consents or the granting of easements, positive covenants and/ or Road Act Consents. These matters are specifically dealt with under related Council Policies and Procedures, Wollongong Local Environmental Plan 2009 and Wollongong Development Control Plan 2009, or State Environmental Planning Policies".



- Updated the definitions to include Crown Land and updated wording to reflect "Crown Land for which Council has the care, control and management or is appointed Crown Land Manager under the Crown Land Management Act 2016".
- Updated amendments to encroachment paragraph following internal consultation to provide guidance of when certain minor encroachments could be allowed to remain where it is a safer outcome to the community and how those encroachments may be managed via positive covenants.
- Added new definition to include Easements/Positive Covenants.
- Updated paragraph under approach to investigation to include the following wording "The Compliance and Enforcement Council Policy is also integral and applies to this Policy. The review of any Penalty Notice issued as a result of this Policy will be consistent with council's Regulatory Fine Review Policy".
- Updated the paragraph under 'Communication and Prevention' to be concise and clear.
- Updated the paragraph under 'Data Management' and reporting to include reporting Encroachments on Planning Certificates — Part 5 additional information, to ensure that private property owners and or prospective purchasers are aware of any encroachments that Council identified in relation to their land.
- Legislative updates to include Encroachment of Buildings Act 1922, Real Property Act 1900 & Conveyancing Act 1919.
- Update of roles and responsibilities to clearly articulate Divisional actions and responsibilities.
- Policy updated to new Council Policy template and adapted to suit new headings.
- Changes to reflect other Council policies, ensuring consistency and best practice.

PROPOSAL

It is proposed that Council adopt the revised Encroachment Policy.

CONSULTATION AND COMMUNICATION

Consultation was undertaken with the following internal stakeholders:

- Regulation and Enforcement
- Customer and Business Integrity Governance
- Commercial Operations and Property
- Development Assessment and Certification
- Land Use Planning City Strategy

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 4 – 'We are a connected and engaged community'.

It specifically delivers on the core business of Property Services, in particular 'provide high quality of service on all Council property matters.'



CONCLUSION

The revised Encroachment Council Policy provides Council with a clear framework for managing and acting in respect of encroachments and should be adopted.





ENCROACHMENT COUNCIL POLICY

ADOPTED BY COUNCIL: [TO BE COMPLETED BY GOVERNANCE]

PURPOSE

This policy aims to provide a consistent framework for managing or removing unauthorised encroachments on Wollongong City Council (Council) owned, managed or controlled land.

POLICY INTENT

The main objectives of this policy are to:

- 1. Provide Council with a strategic, consistent and comprehensive approach to managing and removing encroachments from Council owned, managed or controlled land.
- 2. Assist with ensuring that all encroachments on land owned, managed or controlled by Council are managed under a consistent set of guidelines which safeguards Council's obligations and liability.
- 3. Raise community appreciation and respect for Council owned, managed or controlled land.
- 4. To assist Council in determining the impact of an encroachment and either formalise the existence of, or order the removal of, the encroachment or unauthorised occupation.
- 5. Ensuring that encroachments will be dealt with in a practical and equitable manner, considering the appropriate legislation and ensuring Council satisfies its obligations under the Local Government Act 1993, the Crown Land Management Act 2016 and the Roads Act 1993.
- 6. Ensure that where encroachments are permitted to remain by Council, they are safe for the community as well as Council employees, volunteers and contractors.
- 7. To provide clear and precise information to members of the public who are either responsible for encroachments within Council owned, managed or controlled land or are impacted by an encroachment.

WOLLONGONG 2032 OBJECTIVES

This policy supports our Community Goals outlined in Wollongong 2032, with interconnected objectives being:

- We value and protect our environment.
- 2. We have an innovative and sustainable economy.
- 3. We have a creative, vibrant city.
- 4. We are a connected and engaged community.
- 5. We have a healthy community in a liveable city.
- 6. We have affordable and accessible transport.

This Policy contributes to Goal 4 – "we are a connected and engaged community" specifically, the Core Business of Property Services, in particular "provide high quality of service on all Council property matters".

POLICY

This policy will apply to the following circumstances:

- 1 Any encroachment affecting public road as defined under the *Roads Act 1993* that are not classified or under the control of Transport for NSW;
- 2 Any encroachment affecting Council Land classified as Community or Operational land pursuant to the Local Government Act 1993; and



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3 Any encroachment affecting Crown Land for which Council has the care, control and management under the *Crown Land Management Act 2016.*

This Policy will not apply to:

4 Encroachments that have been approved by Council through Development Consents or the granting of easements, positive covenants and/ or Road Act Consents. These matters are specifically dealt with under related Council Policies and Procedures, Wollongong Local Environmental Plan 2009 and Wollongong Development Control Plan 2009, or State Environmental Planning Policies.

Definitions

Council owned, managed, or controlled land includes

Community Land

Land that is classified as Community land under Division 1 of Part 2 of Chapter 6 of the *Local Government Act 1993*.

Operational Land

Land classified as Operational land within the meaning of the Local Government Act 1993.

Crown Land

Crown Land for which Council has the care, control and management or is appointed Crown Land Manager under the Crown Land Management Act 2016.

Road Reserve

Land dedicated as public road in accordance with the *Roads Act 1993* for which Council is the Roads Authority.

Encroachment means

- a. Privately owned buildings, steps, retaining walls, pools, fencing or physical barriers, signs, drains, roads, paths or any other structures over Council owned, managed or controlled land.
- b. Vehicle access to private property in whole or in part over Council owned, managed, or controlled land, unless approved by Council, for instance a driveway crossing permit.
- c. Trees and shrubs, garden beds or landscaping, in whole or in part over Council owned, managed, or controlled land which could create a public perception that it is privately owned. Excluding Community and Verge Gardens approved by Council.
- d. Clearing of trees and vegetation on Council owned, managed or controlled land, unless approved by Council.
- e. Privately owned building materials and other items such as soil, mulch, compost, vehicles, plant, and equipment temporarily or permanently stored in whole or in part on Council owned, managed or controlled land, unless it is approved by Council.
- f. Stormwater pipes discharging in whole or in part over Council owned, managed, or controlled land, unless approved by Council.

Enforced Compliance

Local Government Act 1993

An official order issued by Council under section 124 of the *Local Government Act 1993*, requiring the protection or repair of public places by specifically using either:

Order No 27 to remove an object or matter from a public place or prevent any object or matter being
deposited there in the circumstance where the object or matter: (a) is causing or is likely to cause an
obstruction or encroachment of or on the public place and the obstruction or encroachment is not



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authorised by or under any Act, or (b) is causing or is likely to cause danger, annoyance or inconvenience to the public.

 Order No 28 to take whatever steps are necessary to prevent damage to a public place and to repair damage to a public place where there is actual or likely damage.

Roads Act 1993 and Roads Regulation 2008

- Section 239 of the Act provides for the issuing of written directions by Council requiring specific works be undertaken to address breaches of the Roads Act 1993.
- In certain circumstances (clause 11) of the Regulation provides for the direct issuing of a penalty notice.

Procedural Fairness/Natural Justice

Legal terms (often used interchangeably) to imply that a decision maker should not only act in good faith and without bias but also should grant a hearing to any person whose interests will be affected by the exercise of that decision before the decision is made.

Voluntary Compliance

Cooperation with and fulfilment of a Council request to remove structures and/or desist inappropriate behaviours in the absence of enforced compliance.

Easements/Positive Covenants

Council deals with interests in land such as easements, restrictive covenants and positive covenants. The granting or release of interests will be subject to the requirements of the *Local Government Act 1993* including requiring a Council resolution where applicable.

- The nature of the encroachment will determine whether an easement/positive covenant can be considered.
- b. Council shall only grant an easement/positive covenant as part of a Development Application and/or Building Information Certificates.
- c. If the encroachment is supported through the development assessment process, then a positive covenant will be required to be imposed on the private property in accordance with the appropriate provisions of the Conveyancing Act 1919.

Background

Encroachments can be regarded as illegal extensions of private property boundaries and/or structures onto public land that is owned, managed or controlled by Council. Although at an individual level, encroachments may appear minor in impact, cumulatively encroachments are responsible for detaining and degrading hectares of Council owned, managed, or controlled land.

Some encroachments occur in a slow, progressive fashion and usually from the well-intentioned activities of residents. Seemingly harmless activities such as lawn mowing, fire-break maintenance and informal gardening can stimulate notions of ownership, pride and a process of successive appropriation passed with land title from one proprietor to another. Further activities on Council owned, managed or controlled land such as placement of structures, gradual removal of native vegetation and extension of fencing create the deceptive appearance of private property. Other encroachments occur rapidly as illegal land modification events.

Unauthorised encroachments on Council owned, managed or controlled land have the ability to:

- Compromise the integrity of natural and cultural values
- Alienate land from public use/access
- Impede fire management



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- Detract from aesthetic appearances
- Divert and encumber Council resources and assets
- Jeopardise public safety
- Cause social inequity
- Create otherwise avoidable legal liability exposure or uncertainty for Council.

The Local Government Act 1993 and the Roads Act 1993 and Roads Regulation 2008 are the primary pieces of legislation relevant to encroachments on Council lands.

The Local Government Act 1993:

- Assists councils in the categorisation of community land and the management of that land
- Promotes the best management of environmentally sensitive land
- · Curbs the inappropriate alienation of community land for essentially private purposes, and
- Reinforces the public's right to participate in public land management.

The Roads Act 1993 and Roads Regulation 2008:

- Regulates the carrying out of various activities on public roads
- Sets out the rights of members of the public to pass along public roads, and
- Sets out the rights of persons who own land adjoining a public road to have access to the public road.

Council also manages land on behalf of the State of NSW (Crown Land) in accordance with the Crown Land Management Act 2016, where Council is appointed Crown Land Manager or where Crown Land is held under Council's care, control and management. In instances where encroachments occur on land under the care, control and management of Council or where Council is appointed Crown Land Manager, the provisions of the Local Government Act 1993 apply.

Approach to Investigation

Council's approach will undertake the following main steps (where relevant):

- Receipt of complaint or advice concerning encroachment
- Identification and verification of the encroachments
- Resident engagement concerning background to encroachment
- · Referral to the appropriate Divisions for comment
- Determine most appropriate course of action based on an assessment of the impact of the encroachment
- Implement appropriate process pursuant to most appropriate course of action, and if enforcement is most appropriate, provide advice and direction to Regulation and Enforcement Division
- Advice received from Commercial Operations and Property Division pursued by Regulation and Enforcement Division
- Seek Voluntary Compliance
- Issue Local Government Act/Roads Act/Roads Regulation Notice
- Consider any representations to Council's Notice
- Issue Local Government Act Order and/or take further enforcement action with regards to the Roads Act/Regulation Notice
- Take legal action/issue fine for failure to comply with Order/Notice



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It is important to note that procedural fairness is offered as part of this process through Council's initial engagement with the offender, the offer of voluntary compliance and the consideration of any representation made to Council's Notice prior to the issue of any order.

The Compliance and Enforcement Council Policy is also integral and applies to this policy. The review of any Penalty Notice issued as a result of this policy will be consistent with council's Regulatory Fine Review Policy.

Communication and prevention

Communicating the negative impacts associated with encroachments provides an important mechanism to raise appreciation and respect for Council owned, managed, or controlled land, and this policy will provide offenders with contextual knowledge of the ramifications and enforcement approach to prevent the establishment of new encroachments.

Encroachments over Council owned, managed, or controlled land are generally not permitted and the reclassification and disposal of public land is not generally supported due to the adverse impacts on the community.

Data management

Notification of an encroachment on the adjoining privately owned property that applies to the adjacent Council owned, managed or controlled land, including extent and nature of encroachment will be noted within Council's Property Information System. Encroachments will be noted on Planning Certificates – Part 5 additional information. This ensures that private property owners and or prospective purchasers are aware of any encroachment that Council has identified in relation to their land.

LEGISLATIVE REQUIREMENTS

The following instruments of legislation must be considered and are applicable to this policy (as amended from time to time):

- Local Government Act 1993
- Roads Act 1993
- Roads Regulation 2008
- Crown Land Management Act 2016
- Encroachment of Buildings Act 1922
- Environmental Planning and Assessment Act 1979
- Real Property Act 1900
- Conveyancing Act 1919

If there are any amendments to legislation that are contrary or inconsistent with this policy, then the amended legislation will prevail to the extent of the inconsistency.

REVIEW

This Policy will be reviewed a minimum of once every term of Council, or more frequently as required.

ROLES AND RESPONSIBILITIES

Commercial Operations and Property

Council's Commercial Operations and Property Division are responsible for implementing this Policy.



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The Commercial Operations and Property Division will take action in respect of encroachments in accordance with this Policy once they become aware of a potential encroachment, either by notification from a member of the public or by notification from another Division in Council. The Commercial Operations and Property Division may provide instructions to the Regulation and Enforcement Division to commence enforcement action as appropriate, which will then enforce removal if required.

The Commercial Operations and Property Division has the role of providing advice to the Regulation and Enforcement Division in relation to the desired outcome, for example, to formalise the encroachment, to take no action, to remove the obstruction or to repair the Council owned, managed, or controlled land. The Commercial Operations and Property Division will determine the desired outcome based on public risk and the overall impact of the encroachment.

Regulation and Enforcement

Council's Regulation and Enforcement team are responsible for enforcement actions in relation to this Policy.

Development Assessment and Certification

The assessment and removal of any encroachment under this policy will involve the Commercial Operations and Property Division as the manager of Council owned, managed or controlled land, Regulation and Enforcement Division, as the enforcement provider, and Development Assessment and Certification as the approval authority to any relevant Development Application and/or Building Information Certificate.

The Development Assessment and Certification Division's role is to provide Regulation and Enforcement Division with advice regarding unauthorised structures with respect to if the encroachment would likely be given approval should an application be submitted. Such advice will have bearing on any enforcement action.

This process will ensure the most effective use of resources for Council in relation to pursuing enforcement and that minor matters are considered in a reasonable and consistent fashion prior to any enforced compliance.

RELATED STRATEGIES, POLICIES AND PROCEDURES

- Wollongong City Council Plans of Management
- Crown Reserves Plans of Management
- Wollongong Local Environmental Plan 2009
- Wollongong Development Control Plan 2009
- Wollongong City Council Tree Management Order
- Compliance and Enforcement Council Policy
- Regulatory Fine Review Policy
- Land and Easement Acquisition and Disposal Policy
- · Leasing and Licencing Council Policy
- Wollongong City Council Outdoor Dining Policy
- Urban Greening Strategy and Verge Garden Guidelines
- Community Gardens Management Policy
- Tree Management Council Policy

APPROVAL AND REVIEW



ENCROACHMENT COUNCIL POLICY

Responsible Division	Commercial Operations and Property
Date adopted by Council	[To be inserted by Corporate Governance]
Date/s of previous adoptions	2 September 2019, 8 September 2014, 24 November 2009, 8 September 2014
Date of next review	[Not more than three years from last adoption]



ITEM 15 POLICY REVIEW - COMMUNITY RECOGNITION PROGRAM COUNCIL POLICY

Wollongong City Council has a number of programs which provide formal recognition for individuals, groups or organisations whose achievements or service has enriched the local community. This draft Community Recognition Council Policy (Policy) draws these programs together and details how they will be managed.

RECOMMENDATION

Council adopt the revised draft Community Recognition Program Council Policy.

REPORT AUTHORISATIONS

Report of: Sue Savage, Manager Community Culture + Engagement

Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

1 Draft Community Recognition Program Council Policy

BACKGROUND

Wollongong City Council has a number of programs which provide formal recognition for individuals, groups and organisations who have provided high level service to the community or who have attained an outstanding achievement in their field of endeavour.

This report proposes updates to the previous Community Recognition Program Council Policy including:

- Item 2 Formalising the renaming of the awards to City of Wollongong Awards from Australia Day Awards and including adjustments to the management and judging of the awards.
- Item 3 Removal of specific reference to the Rise and Shine Awards with this recognition being managed via Item 4 Volunteer Recognition.
- Item 4 Volunteer Recognition has been amended to remove reference to an annual Volunteer Reception which was previously coordinated by Volunteering Illawarra.
- Items 7 and 8 Editing, as they are separate management policies; the detail of which does not need to be reiterated in this Council Policy.

PROPOSAL

The revised draft Policy be adopted by Council.

CONSULTATION AND COMMUNICATION

Library Services

Open Space + Environmental Services

Events Team

Community Support Services

City and Culture

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 3, 'Wollongong is a creative vibrant city'.

It specifically delivers on core business activities as detailed in the Engagement, Communications and Events service.

FINANCIAL IMPLICATIONS

These programs are delivered from existing operational budgets.

CONCLUSION

The proposed changes to the Community Recognition Program Council Policy represent amendments to bring the Policy into line with current practice and to streamline language.





COMMUNITY RECOGNITION PROGRAM COUNCIL POLICY

ADOPTED BY COUNCIL: [TO BE COMPLETED BY GOVERNANCE]

PURPOSE

This Policy has been developed to provide formal recognition for individuals, groups or organisations whose outstanding service has enriched the community of Wollongong, or who have attained outstanding achievement in their field of endeavour.

POLICY INTENT

The main objectives of this policy are to:

- 1. Give formal recognition for individuals, groups or organisations whose outstanding service has enriched the community of Wollongong; OR
- 2. Who have attained outstanding achievements in their field of endeavour.

WOLLONGONG 2032 OBJECTIVES

This Policy delivers on Goal 3 of Council's strategic plan, 'Wollongong is a creative, vibrant city'. In particular, it responds to the action, 'Deliver civic activities which recognise and celebrate the city's people'.

POLICY

This Policy outlines the opportunities and programs through which Wollongong City Council acknowledges contributions of the community and the achievements of individuals, groups or organisations associated with the city.

STATEMENT OF PROCEDURES

At an organisation wide level, recognition will be acknowledged through the following categories. A number of other awards are presented throughout the year attached to specific projects.

1 Certificates of Appreciation/Certificates of Achievement

In cases where a living individual, group or organisation has given outstanding service to the community or has attained an outstanding achievement in a field of endeavour including but not limited to; sport, the arts, the environment, community projects, academia, the Council may elect to present a Certificate of Appreciation or Certificate of Achievement.

2 City of Wollongong Awards

The City of Wollongong Awards (previously known as the Australia Day Awards) are presented each year and include a variety of categories as agreed by the organising committee.

The management and judging of the awards are done by a Community Committee chaired by the Lord Mayor.

3 Volunteer Recognition

Each division of Council that works with volunteers delivers recognition programs and events at specific times during the year, often at an end of year 'thank you' function. Certificates of service can be presented as outlined in Program 1, to mark 5, 10, 15 and 20 years of volunteer service, or for outstanding contributions.



COMMUNITY RECOGNITION PROGRAM

COUNCIL POLICY

4 Major Achievement or Lifetime Contribution Award

In the case of individuals who have given a particularly high level of long term service and contribution to the community of Wollongong over and above the criteria outlined for the City of Wollongong Awards, Council may bestow particular recognition. This may take the form of:

- Key to the City of Wollongong Issued by way of Mayoral Minute in accordance with Council's resolution of 28 May 2012 (Minute 131 – Item 12)
- Civic Reception
- · Other recognition as deemed appropriate.

5 Freedom of Entry

From time to time Council may grant Freedom of Entry to the City to a military unit. Freedom of Entry to the City of Wollongong should be restricted to Australian Military and civilian units which have an attachment to the City of Wollongong.

Approval to grant Freedom of Entry is by resolution of Council.

6 Naming of Community Facilities and Parks

Wollongong City Council has an agreed Naming of Community Facilities and Parks (including Sports Grounds and Natural Areas) Management Policy which is adhered to and outlines the available opportunities to acknowledge significant contributions to the community and the achievements of individuals or groups associated with the city.

7 Wollongong Botanic Garden Public Dedications

Wollongong City Council has the <u>Wollongong Botanic Garden Public Dedications</u> which aims to guide the management of public dedications at Wollongong Botanic Garden in a clear and consistent manner to ensure staff can effectively manage the different and often emotive reasons for these dedications.

Public dedication requests have associated fees and charges which are reviewed annually and form part of Wollongong City Council Fees and Charges. Other associated policy documents: Road Naming Council Policy.

LEGISLATIVE REQUIREMENTS

Nil.

REVIEW

This Policy will be reviewed every three years from the date of each adoption of the Policy, or more frequently as required.



COMMUNITY RECOGNITION PROGRAM

COUNCIL POLICY

ROLES AND RESPONSIBILITIES

The Events Team is responsible for management of Certificates of Appreciation, Citizen of the Year Awards, Freedom of Entry Parades (once approved by Council), Keys to the City and Civic Receptions as required.

The Open Space + Environmental Services division are responsible for the Wollongong Botanic Garden Public Dedications.

Any area of Council that works with volunteers has responsibilities in the delivery of Volunteer Recognition.

The Sport and Recreation Team will have responsibilities in the Naming of Community Facilities and Parks.

RELATED STRATEGIES, POLICIES AND PROCEDURES

Naming of Community Facilities and Parks (including Sports Grounds and Natural Areas) Management Policy

Wollongong Botanic Garden Public Dedications

Road Naming Council Policy

APPROVAL AND REVIEW			
Responsible Division Community Culture and Engagement			
Date adopted by Council	[To be inserted by Corporate Governance]		
Date/s of previous adoptions	[List previous adoption dates]		
Date of next review	[Not more than two years from last adoption]		



2023 - 2024 ANNUAL REPORT ON THE ACTIVITIES OF THE AUDIT, RISK AND IMPROVEMENT COMMITTEE

In accordance with its Charter, the Audit, Risk and Improvement Committee (ARIC) is required to report at least annually to Council on its activities, with a copy of the report included in Council's annual report. Attached is the report for the 2023-24 financial year prepared by the ARIC Chairperson.

RECOMMENDATION

Council note the 2023-24 Annual Report on the Activities of the Audit, Risk and Improvement Committee to be published in the 2023-2024 Council Annual Report.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer and Business Integrity

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 2023-2024 Annual Report on the Activities of the Audit, Risk and Improvement Committee

BACKGROUND

The Annual Report on activities provides an update to the Council and the community on the activities of the ARIC during the year. This report discusses activities during the year related to:

- Compliance and Governance Processes
- Risk Management and Fraud Control
- Financial Management
- Internal Audit, and
- External Audit

Management and the ARIC members are committed to remaining up to date with developments in the local government sector as well as ensuring current processes in audit, risk, finance and governance are challenged to ensure Council continues to develop best practice in its business models whilst maintaining robust internal controls.

PLANNING AND POLICY IMPACT

The ARIC Terms of Reference requires the Committee to provide an annual assessment to the Council each year on the Committee's work. This report contributes to the delivery of Our Wollongong 2032 goal "We are a connected and engaged community". It specifically delivers on core business activities as detailed in the Customer and Business Integrity Service Plan 2023-24.

CONCLUSION

The ARIC Chairperson has prepared the Annual Report in consultation with the independent Committee members in accordance with the ARIC Charter. The report highlights that Wollongong City Council has a sound and transparent governance and reporting framework in place.







AUDIT, RISK AND IMPROVEMENT COMMITTEE **ANNUAL REPORT 2023-2024**

BACKGROUND

This report covers the activities of the Audit, Risk and Improvement Committee (ARIC) for the period from 1 July 2023 to 30 June 2024.

The ARIC is a key component of Council's governance framework. The objective of the ARIC is to provide independent assistance and advice to the General Manager and Council by overseeing and monitoring Council's governance, risk and control frameworks, and its fulfilment of external accountability requirements.

MEMBERSHIP AND CONDUCT

There was a quorum for each of the meetings held in 2023/24.

Meetings were held on 22 August 2023, 5 September 2023, 13 October 2023, 5 December 2023, 12 March 2024 and 4 June 2024.

Two of these meetings (August and October) were extraordinary meetings to consider the financial statements.

Wollongong City Council's ARIC comprised a total of five members in 2023/24 – three independent members and two Councillor delegates.

All external independent members have completed written conflict of interest declarations and confidentiality agreements.

The ARIC membership and meeting attendance for the 2023/24 financial year was:

Member	Role	Term Ends	Meetings Attended/ Eligible to Attend
Donna Rygate	Ind. Chair	31 Oct 2027	6/6
Carl Murphy	Ind. member	31 Oct 2025	6/6
Robert Lagaida	Ind. member	31 Oct 2026	5/6
Cr Dom Figliome ni	Councillor delegate Councillor delegate	30 June 2024	5/6
Cr T Brown		30 June 2024	6/6

All independent members have extensive experience in corporate governance and/or risk management in addition to recent and relevant financial experience. Councillor members have appropriate qualifications and experience to allow them to undertake their roles.

RECOGNITION OF COUNCIL ACHEIVEMENTS

While Council continued to respond to challenges in 2023/24, particularly in relation to long term financial sustainability and the impact of natural disasters, its key achievements from a governance, risk and financial perspective include the following:

• Implementation of a fresh approach to the identification and mitigation of strategic risks

- Continued vigilance around cyber security
- Ongoing work to improve asset management
- Introduction of a Service Optimisation Program

SUMMARY OF ARIC'S ROLE AND ACTIVITIES

The responsibilities and functions of the ARIC are to monitor and seek assurance on aspects of Council's operations such as its compliance and governance processes; risk management and fraud control frameworks; strategic plan implementation; delivery program and strategies; performance measurement systems; outcomes of service reviews and business improvement initiatives; financial management; and internal and external audit.

These arrangements have operated soundly during 2023/24. As a result of activities undertaken during 2023/24 (as outlined below), the ARIC is satisfied that management responses and actions in relation to the above Council operations have been effective.

Compliance and Governance processes

Key ARIC activities included:

- Bi-annual review of the Gifts and Benefits Register, Conflicts of Interest Register and Secondary Employment Registers
- Reviewing ARIC's Terms of Reference, strategic risks, risk mitigation, and code of conduct reports
- Monthly review of Executive KPIs
- Monitoring Councillor Expenses







AUDIT, RISK AND IMPROVEMENT COMMITTEE **ANNUAL REPORT 2023-2024**

Risk management and fraud control

The ARIC monitors Council's Strategic Risks to ensure that a comprehensive risk management framework is in place and that management is implementing a program to manage all significant risks by identification, prioritisation, and implementation of mitigation strategies.

In 2023/24 ARIC considered reports on topics including:

- OLG's Risk Management and Internal Audit Guidelines
- **Building Information Certificates**
- Human Resources and Payroll (HRP) System Implementation
- Fraud and Corruption Prevention
- Development of 24/25 Delivery Program and Budget
- Asbestos Management
- Planning Risks
- Council Level Policies
- Internal Control Checklist and Results
- Code of Conduct Registers
- **Natural Disasters**
- Cyber Incident
- Telstra Outage
- Update on Business Continuity Process

The ARIC also seeks to ensure that Council has adequate fraud prevention strategies in place. It receives and discusses reports on the findings of any matters investigated by Council's Professional Conduct Coordinator in relation to:

- fraud
- corrupt conduct
- maladministration
- serious and substantial waste of public money.
- serious misconduct issues

Internal Audit

Item 16 - Attachment 1 - 2023-2024 Annual Report on the Activities of the Audit, Risk and Improvement Committee

The Internal Auditors have reported at each quarterly ARIC meeting on the status of the internal audit plan. In 2023/24 the ARIC has reviewed the following Internal Audit Reports, as well as the practicality of recommendations and the adequacy of management responses:

- Revocation of Dangerous and Menacing Dogs Declarations
- Management and Maintenance of Leisure Centres
- Fire Safety Regulatory Role
- Environmental Pollution and Incident Response
- Integrated Planning and Reporting
- Art Gallery Collections
- Light Fleet Vehicle Management
- Workers Compensation and Return to Work

Key ARIC activities in relation to Internal Audit included:

- Reviewing and endorsing the annual internal audit plan and monitoring its progress
- Monitoring the implementation by management of recommendations arising from audit reports
- Monitoring, through the results of internal and external audits, the adequacy and effectiveness of the Council's internal control structure
- Holding 'in camera' meetings with the internal audit service provider

External Audit

The Audit Office of NSW has engaged EY as the External Audit provider for Wollongong City Council under the Local Government Act 1993. Key ARIC activities included:

- Reviewing the annual Engagement Plan
- Reviewing the management letter with a view to ensuring corrective action was planned and implemented as necessary
- Holding 'in camera' meetings with the External Auditors

Progress continues in implementing recommendations from both Internal and External Auditors and other relevant reviews. ARIC continues to monitor and review the progress in implementing recommendations, with particular focus on high priority issues. The ARIC reviews progress reports at each meeting.

Financial Management

Key activities for the ARIC this year included:

- Reviewing monthly and quarterly management financial, investment and performance reports
- Reviewing the annual financial statements for completeness and consistency with the Committee's knowledge of operations and application of accounting policies and principles.
- Reviewing Council's financial performance against the Budget as approved by Council (both operating and capital budgets)
- Reviewing strategies of management to achieve budget balance
- Reviewing long-term financial strategies developed by management
- Receiving briefings on significant matters with the potential to affect the financial position of Council
- Considering briefings on Council's investment strategy

Innovation and Improvement

Key activities for the ARIC this year included:

- Updates on Council's Service Optimisation Program and reviews undertaken
- Receiving briefings on Council's Asset Management Plan Approach and Program





AUDIT, RISK AND IMPROVEMENT COMMITTEE ANNUAL REPORT 2023-2024

OUTLOOK FOR 2024/25

Council's Internal Audit Plan takes into consideration Council's strategic risks as well as issues currently faced by Council. Council, in conjunction with the ARIC, will continue to review the internal audit plan.

Item 16 - Attachment 1 - 2023-2024 Annual Report on the Activities of the Audit, Risk and Improvement Committee

Management and the ARIC members are committed to remaining up to date with developments in the local government sector as well as ensuring current processes in audit, risk, finance and governance are challenged to ensure Council continues to develop best practice in its business models whilst maintaining robust internal controls.

2024/25 will see the first full year of ARIC's operation under the Office of Local Government's long delayed reforms. The Committee looks forward to ongoing Councillor involvement, despite OLG mandating that they must now be observers rather than voting members.

ACKNOWLEDGMENTS

I would like to thank the Committee members, management and staff, the internal auditors, and the external auditors for their valuable contributions.

Donna Rygate Chairperson Audit, Risk and Improvement Committee 30 June 2024



ANNUAL INTERNAL AUDIT AND RISK MANAGEMENT ATTESTATION STATEMENT FOR 2023-2024

On 1 July 2024, provisions within the *Local Government (General) Regulation 2021* came into force to require all councils and joint organisations to have a risk management framework and an internal audit function and to prescribe membership requirements for audit risk and improvement committees.

Councils and joint organisations are required to comply with these requirements from 1 July 2024 and, commencing with the 2024/25 annual report, to attest to their compliance with the requirements in their annual reports.

Whilst the framework is not mandatory for the 2023-2024 Financial Year, Wollongong City Council provides the following voluntary attestation in relation to elements of the draft framework that are applicable at this time.

RECOMMENDATION

Council endorse the Internal Audit and Risk Management Attestation Statement to be signed by the General Manager.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer and Business Integrity

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 Draft Internal Audit and Risk Management Attestation Statement 2023 - 2024

BACKGROUND

The Governance and Risk Manager has prepared the responses to the 2023-24 Internal Audit and Risk Management attestation. This attestation was then provided to the independent Audit, Risk and Improvement Committee (ARIC) members for consideration.

On recommendation by the ARIC, this statement has been presented to Council for endorsement which will be signed by the General Manager and included in the 2023-24 Council Annual Report.

CONSULTATION AND COMMUNICATION

The Attestation has been completed with consultation across the Governance and Risk Team. The independent ARIC members were also consulted during the process.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 goal "We are a connected and engaged community". It specifically delivers on core business activities as detailed in the Customer and Business Integrity Service Plan 2023-24.

CONCLUSION

The Attestation Statement provides assurance that the Council is implementing an appropriate audit and risk management framework.

Statement 2023 - 2024

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Internal Audit and Risk Management Attestation Statement for the 2023- 2024 financial year for **Wollongong City Council**

I am of the opinion that Council has an audit, risk and improvement committee, risk management framework and internal audit function that operate in compliance with the following requirements except as may be otherwise provided below:

Audit, Risk and Improvement Committee

	Requirement	Compliance	
1.	Council has appointed an Audit, Risk and Improvement Committee that comprises of an independent chairperson and at least two independent members (section 428A of the Local Government Act 1993, section 216C of the Local Government (General) Regulation 2021).	Compliant	
2.	The chairperson and all members of Council's Audit, Risk and Improvement Committee meet the relevant independence and eligibility criteria prescribed under the <i>Local Government (General) Regulation 2021</i> and have not exceeded the membership term limits prescribed under the Regulation (sections 216D, 216E, 216F, 216G of the <i>Local Government (General) Regulation 2021</i>).	Compliant	
3.	Council has adopted terms of reference for its audit, risk and improvement committee that are informed by the model terms of reference approved by the Departmental Chief Executive of the Office of Local Government and the committee operates in accordance with the terms of reference (section 216K of the Local Government (General) Regulation 2021).	Compliant	
4.	Council provides the Audit, Risk and Improvement Committee with direct and unrestricted access to the General Manager and other senior management and the information and resources necessary to exercise its functions (section 216L of the Local Government (General) Regulation 2021).	Compliant	
5.	Council's Audit, Risk and Improvement Committee exercises its functions in accordance with a four-year strategic work plan that has been endorsed by the governing body and an annual work plan that has been developed in consultation with the governing body and senior management (Core requirement 1 of the Office of Local Government's Guidelines for Risk Management and Internal Audit for Local Government in NSW).	Compliant	
6.	Council's Audit, Risk and Improvement Committee provides the governing body with an annual assessment each year, and a strategic assessment each council term of the matters listed in section 428A of the Local Government Act 1993 reviewed during that term (Core requirement 1 of the Office of Local Government's Guidelines for Risk Management and Internal Audit for Local Government in NSW).	Compliant – Annual Report on ARIC provided each year to Council. Strategic Assessment to occur for the next	



		Council term commencing October 2024
7.	The governing body of Council reviews the effectiveness of the audit, risk and improvement committee at least once each council term (Core requirement 1 of the Office of Local Government's Guidelines for Risk Management and Internal Audit for Local Government in NSW).	To occur for the next Council term commencing October 2024

Membership

The chairperson and membership of the audit, risk and improvement committee are:

Chair	Donna Rygate	30 October 2020	31 October 2027	
Independent member Robert Lagaida		1 November 2022	31 October 2026	
Independent member	Carl Murphy	1 November 2022	31 October 2025	
Councillor Representative Cr Tania Brown		21 February 2022	13 September 2024	
Councillor Representative	Cr Dom Figliomeni	31 August 2020	30 June 2024	

Risk Management

	Requirement	Compliance
8.	Council has adopted a risk management framework that is consistent with current Australian risk management standard and that is appropriate for the Council's risks (section 216S of the <i>Local Government (General) Regulation 2021</i>).	Compliant
9.	Council's Audit, Risk and Improvement Committee reviews the implementation of its risk management framework and provides a strategic assessment of its effectiveness to the governing body each council term (section 216S of the <i>Local Government (General) Regulation 2021</i>).	To occur for the next Council term commencing October 2024

Internal Audit

	Requirement	Compliance	
10.	Council has an internal audit function that reviews the Council's operations and risk management and control activities (section 216O of the Local Government (General) Regulation 2021).	Compliant	
11.	Council's internal audit function reports to the audit, risk and improvement committee on internal audit matters (sections 216M, 216P and 216R of the <i>Local Government (General) Regulation 2021</i>).	Compliant	



	Requirement	Compliance	
12.	Council's internal audit function is independent and internal audit activities are not subject to direction by the Council (section 216P of the Local Government (General) Regulation 2021).	Compliant	
13.	Council has adopted an internal audit charter that is informed by the model internal audit charter approved by the Departmental Chief Executive of the Office of Local Government and the internal audit function operates in accordance with the charter (section 216O of the Local Government (General) Regulation 2021).	Compliant	
14.	Council has appointed a member of staff to direct and coordinate internal audit activities (section 216P of the <i>Local Government (General) Regulation 2021</i>).	Compliant	
15.	Internal audit activities are conducted in accordance with the International Professional Practices Framework (Core requirement 3 of the Office of Local Government's Guidelines for Risk Management and Internal Audit for Local Government in NSW).	Compliant	
16.	Council provides the internal audit function with direct and unrestricted access to staff, the audit, risk and improvement committee, and the information and resources necessary to undertake internal audit activities (section 216P of the <i>Local Government (General) Regulation 2021</i>).	Compliant	
17.	Council's internal audit function undertakes internal audit activities in accordance with a four-year strategic work plan that has been endorsed by the governing body and an annual work plan that has been developed in consultation with the governing body and senior management (Core requirement 3 of the Office of Local Government's Guidelines for Risk Management and Internal Audit for Local Government in NSW).	Compliant	
18.	Council's Audit, Risk and Improvement Committee reviews the effectiveness of the internal audit function and reports the outcome of the review to the governing body each council term (section 216R of the Local Government (General) Regulation 2021).	To occur for the next Council term commencing October 2024	



Non-compliance with the Local Government (General) Regulation 2021

At 30 June 2024, no item has been documented as a non-compliance on the Council.

This is due to the amendments made to the Local Government (General) Regulation 2021 and the Office of Local Government "Guidelines for Risk Management and Internal Audit" only coming into effect from 1 July 2024. Councils and joint organisations are required to comply with these requirements from 1 July 2024 and, commencing with the 2024/25 annual report, to attest to their compliance with the requirements in their annual reports. Wollongong Council has early adopted this approach to ensure accountability and transparency.

Greg Doyle General Manager XX August 2024





ITEM 18 STATEMENT OF INVESTMENT - JUNE 2024

This report provides an overview of Council's investment portfolio performance for the reporting period June 2024.

Council had an average weighted return for June 2024 of 0.41% which was above the benchmark return of 0.35%. The result was primarily due to the positive valuations on the Mortgage-Backed Securities and NSW TCorp investments The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity.

RECOMMENDATION

Council receive the Statement of Investment for June 2024.

REPORT AUTHORISATIONS

Report of: Brian Jenkins. Chief Financial Officer

Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

- 1 Statement of Investment June 2024
- 2 Investment Income Compared to Budget 2023-2024

BACKGROUND

Council is mandated to invest surplus funds in accordance with the Ministerial Investment Order and Office of Local Government guidelines. The Order reflects a conservative investment approach and restricts investment types available to Council. In compliance with the Order and Office of Local Government guidelines Council adopted an Investment Policy on 12 December 2022. The Investment Policy provides a framework for Council to manage investment credit quality, institutional diversification, and maturity constraints. Council's investment portfolio was controlled by Council's Finance Division during the period to ensure compliance with the Investment Policy. Council's Audit, Risk, and Improvement Committee (ARIC) provides oversight of the review of Council's Investment Policy and the Management Investment Strategy.

Council's Responsible Accounting Officer is required to sign the complying Statement of Investment contained within the report, certifying that all investments were made in accordance with the Local Government Act 1993 and the Local Government Regulation 2005.

Council's investment holdings at 30 June 2024 were \$178,708,484 (Statement of Investment attached) [30 June 2023 \$176,465,119] which includes Council's interest in CivicRisk Mutual Ltd recognised at fair value as at 30 June 2023. An actuary report on the fair value of Council's interest in CivicRisk at 30 June 2024 will be made available to us early August and any material movements recorded within the 2024 Audited Financial Statements.

Council had an average weighted return for June 2024 of 0.41% which was above the benchmark return of 0.35%. The result was primarily due to the positive valuations on the Mortgage-Backed Securities and NSW TCorp investments. The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity. The global markets are still experiencing levels of instability and volatility in interest rates, driven by the persistent inflation issues. Australia's inflation remains relatively higher than international comparisons, however medium-term predictions indicate contractions in inflation and interest rates. Rates available to Council on purchased investments are assessed regularly and across credit and maturity spread to maximise return on committed capital.

At 30 June 2024, year to date interest and investment revenue of \$8,764,940 was recognised compared to the year-to-date budget of \$8,994,352.

Council's 22 floating rate notes had a net decrease in value of \$264,397 for June 2024.

Council holds two Mortgaged Backed Securities (MBS) that recorded a net increase in value of \$12,428 for June 2024. The market value of this security takes into account the extended term of the security along with the limited liquidity and the coupon margin reflects pre-Global Financial Crisis (GFC) pricing.



While the maturity dates are outside Council's control, the investment advisors had previously indicated capital is not at risk at that stage and recommended a hold strategy due to the illiquid nature of the investment.

Council holds two investments within the NSW TCorp Hour Glass Facility; Long-Term Growth Fund and Medium-Term Growth Fund. The Long-Term Growth recorded a net increase in value of \$41,461 and the Medium-Term Growth Fund recorded a net increase in value of \$16,928 in June 2024. The fluctuations in both the Long-Term Growth and Medium-Term Growth Funds are a reflection of the current share market volatility both domestically and internationally and is diversified across a number of different asset classes with differing risk and return characteristics.

The Reserve Bank of Australia (RBA) Board will meet eight times each year from February 2024. At their June 2024 meeting, the Reserve Bank of Australia (RBA) decided to hold the official cash rate at 4.35%. The RBA will continue to monitor uncertainties regarding the global economy, trends in demand, developments and adjust policy as needed as based on the data and evolving assessment of risks to return inflation to target of 2%–3%.

The current Investment Policy sets a 40% maximum exposure limit to individual institutions within the AAA category. This limit is currently considered to include funds held within the Commonwealth Bank (CBA), savings account which holds Council's operating cash balances. At the end of June 2024, the exposure to CBA was 15.05%, which is below the 25% target set in the Investment Strategy.

The current investment portfolio complies with Council's Investment Policy which was endorsed by Council on 12 December 2022. Council's Responsible Accounting Officer has signed the Statement of Investment contained within the report, certifying all investments were made in accordance with the Local Government Act 1993 and the Local Government Regulation 2005.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Goal 4 "We are a connected and engaged community". It specifically delivers on the following:

Community Strategic Plan 2032		Delivery Program 2022-2026	
	Strategy	Service	
4.8	Council's resources are managed effectively to ensure long term financial sustainability.	Financial Services	

CONCLUSION

The investments for June 2024 recorded an average weighted return that was above the AusBondBank Bill Index Benchmark and performed unfavourably when compared to the year-to-date budget.



WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENT
30 June 2024

IRECT INVESTMENTS							
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
CBA Business Online Saver	A1+	-	23,468,545	BOS A/c	30/06/2024	30/06/2024	4.60%
CBA General Fund A/c	A1+	-	20,889,359	General A/c	30/06/2024	30/06/2024	4.60%
NAB General Fund A/c	A1+	-	31,406	General A/c	30/06/2024	30/06/2024	
Australian Unity Bank (BPSS20)	S&P ST A2	750,000	750,000	T/Deposit	10/07/2023	9/07/2024	5.75%
Bank of Queensland Ltd	Moodys A3	3,000,000	3,000,000	T/Deposit	16/08/2023	16/08/2024	5.05%
Judo Bank	S&P BBB-	2,000,000	2,000,000	T/Deposit	17/09/2021	17/09/2024	1.20%
Westpac Banking Corporation Ltd	S&P ST A1+	1,000,000	1,000,000	T/Deposit	4/12/2023	4/10/2024	5.24%
Auswide Bank Limited	Moodys STP-2	2,000,000	2,000,000	T/Deposit	9/11/2023	8/11/2024	5.50%
Bank of Queensland Ltd	Moodys A3	2,000,000	2,000,000	T/Deposit	9/06/2023	11/11/2024	5.50%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	2/12/2021	2/12/2024	1.63%
Bank of Queensland Ltd	Moodys A3	4,000,000	4,000,000	T/Deposit	2/06/2023	2/12/2024	5.25%
Coastline Credit Union Ltd	Moodys Baa3	250,000	250,000	T/Deposit	5/06/2023	5/12/2024	5.25%
Bank of Sydney Ltd	Unrated UR	250,000	250,000	T/Deposit	11/12/2023	11/12/2024	5.40%
Bendigo & Adelaide Bank Ltd	Moodys STP-2	3,000,000	3,000,000	T/Deposit	16/01/2024	20/12/2024	5.06%
ING Bank Australia Limited	S&P ST A1	3,000,000	3,000,000	T/Deposit	21/02/2024	21/01/2025	5.11%
Bank of Queensland Ltd	Moodys A3	2,000,000	2,000,000	T/Deposit	27/11/2023	28/01/2025	5.40%
Judo Bank	S&P BBB-	2,200,000	2,200,000	T/Deposit	7/03/2022	11/03/2025	2.30%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	7/03/2022	13/03/2025	2.03%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	4/12/2023	4/04/2025	5.32%
Bendigo & Adelaide Bank Ltd	Moodys A3	2,000,000	2,000,000	T/Deposit	9/06/2023	9/05/2025	5.45%
Summerland Financial Services Limited t/as Sumr	Unrated ST UR	250,000	250,000	T/Deposit	6/06/2024	6/06/2025	5.36%
Bank of Queensland Ltd	Moodys A3	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2025	5.50%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2025	5.35%
Westpac Banking Corporation Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	25/11/2022	25/11/2025	4.59%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2026	5.19%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2027	5.09%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	22/12/2023	22/12/2028	4.90%
ING Bank Australia Limited	S&P A	3,000,000	3,000,000	T/Deposit	21/02/2024	21/02/2029	5.19%
Total			100,089,310				

Bond and Floating Rate Note Securities

DIRECT INVESTMENTS							
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
Auswide Bank Limited	Moodys Baa2	3,000,000	3,016,950	FRN	22/08/2023	23/08/2024	5.28%
Macquarie Bank Ltd	S&P A+	2,000,000	2,018,900	FRN	12/02/2020	12/02/2025	5.21%
Bendigo & Adelaide Bank Ltd	S&P A-	1,700,000	1,700,612	FRN	2/12/2020	2/12/2025	4.87%
Macquarie Bank Ltd	S&P A+	6,500,000	6,507,475	FRN	11/03/2022	9/12/2025	4.84%
Suncorp-Metway Ltd	S&P A+	2,100,000	2,105,355	FRN	24/02/2021	24/02/2026	4.79%
Newcastle Greater Mutual Group Ltd	S&P BBB+	5,000,000	4,977,350	FRN	4/03/2021	4/03/2026	4.98%
ANZ Banking Group Ltd	Moodys Aa2	2,500,000	2,514,450	FRN	31/03/2023	31/03/2026	5.28%
Teachers Mutual Bank Ltd	Moodys Baa1	1,100,000	1,092,883	FRN	16/06/2021	16/06/2026	5.05%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,514,625	FRN	11/09/2023	11/09/2026	5.11%
Macquarie Bank Ltd	S&P A+	4,000,000	4,021,920	FRN	14/09/2023	14/09/2026	5.22%
Suncorp-Metway Ltd	S&P A+	3,750,000	3,741,150	FRN	15/09/2021	15/09/2026	4.85%
QPCU LTD t/a QBANK	S&P BBB-	2,000,000	2,020,280	FRN	18/09/2023	18/09/2026	6.02%
Illawarra Credit Union Ltd	S&P BBB-	2,500,000	2,503,525	FRN	20/09/2023	21/09/2026	6.11%
Suncorp-Metway Ltd	S&P A+	1,500,000	1,515,720	FRN	11/03/2022	25/01/2027	5.19%
ANZ Banking Group Ltd	Moodys Aa 2	3,500,000	3,552,500	FRN	12/05/2022	12/05/2027	5.34%
Suncorp-Metway Ltd	S&P A+	3,000,000	3,042,870	FRN	24/11/2023	24/05/2027	5.44%
Cooperatieve Rabobank U.A Australia Branch	S&P A+	2,500,000	2,556,400	FRN	19/01/2023	19/01/2028	5.54%
ANZ Banking Group Ltd	Moodys Aa 2	2,500,000	2,526,175	FRN	31/03/2023	31/03/2028	5.51%
ANZ Banking Group Ltd	S&P AA-	2,100,000	2,116,548	FRN	11/09/2023	11/09/2028	5.29%
Westpac Banking Corporation Ltd	S&P AA-	3,500,000	3,524,955	FRN	19/09/2023	19/09/2028	5.31%
National Australia Bank Ltd	S&P AA-	4,000,000	4,093,760	FRN	16/11/2023	16/11/2028	5.40%
Cooperatieve Rabobank U.A Australia Branch	S&P A+	3,000,000	3,090,630	FRN	21/11/2023	21/11/2028	5.71%
Emerald Reverse Mortgage Trust	Unrated UR	360,586	290,719	MBS	17/07/2006	21/08/2051	5.69%
Emerald Reverse Mortgage Trust	Unrated UR	2,000,000	1,311,160	MBS	17/07/2006	21/08/2056	5.09%
Total			66,356,912				

Managed Funds & Other

MANAGED FUNDS						
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Purchase Date	Monthly Return (Actual)	FYTD (Actual)
Tcorp Long Term Growth Facility Fund	N/A		4,194,180	13/06/2007	0.33%	6.37%
Tcorp Medium Term Growth Facility Fund	N/A		5,206,083	26/10/2021	1.00%	10.63%
Total			9,400,262			

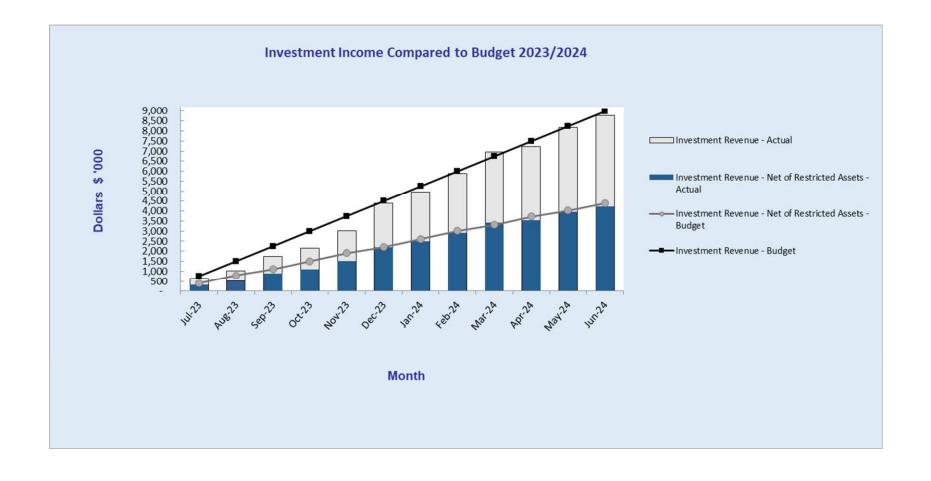
Membership interest in Investment Body	Fair Value of Holding \$		
CivicRisk Mutual Limited	N/A		2,862,000

^{*} The maturity date provided is the weighted-average life of the security. This is the average amount of time that will elapse from the date of security's issuance until each dollar is repaid based on an actuarial assessment. Assessments are carried out on a regular basis which can potentially extend the life of the investment. Current assessments anticipate an extension of life of the investment.

178,708,484

This is to certify that all of the above investments have been placed in accordance with the Act, the regulations and Council's Investment Policies.

Brian Jenkins RESPONSIBLE ACCOUNTING OFFICER





ITEM 19 NOTICE OF MOTION - COUNCILLOR TANIA BROWN - APPRENTICES AND TRAINEES

Councillor Tania Brown has submitted the following Notice of Motion –

"I formally move that -

- Council make an expression of interest to the State Government to secure some of the 1,300 apprentices and trainees that the Premier announced on 28 July as being funded for local government.
- The General Manager be delegated authority to negotiate with the State Government on the number and specialties of the new additional apprentices and trainees to be engaged at Wollongong City
- 3 The General Manager report to Councillors via an information note or briefing on the progress of the employment scheme."

Background provided by Councillor Tania Brown:

On 28 July the State Government announced a \$252.2 million fund to employ an additional 1,300 apprentices and trainees in the local government sector.

The investment will hire new roles created by councils above their current workforce numbers with the new roles to focus on in-demand trades including electricians, plumbers, engineers, civil construction workers, mechanics and planning.

Guidelines are being developed for councils with the first batch of apprentices and trainees to start their new careers early next year.

The NSW local government sector generally is facing a skills shortage, in particular specialties, that is expected to worsen in the medium term.

A report to the ISJO in June by Warren Sharpe Strategic Services shows there is a significant pending shortfall of engineers, in particular for the local government sector, among general staff recruitment and retention challenges.

The report noted –

- Engineers are the highest skills shortage in local government in Australia (source ALGA).
- NSW Councils report losing skilled engineers and operators a whole sector approach is needed.
- Positive recruitment, recognition and existing worker training strategies are key to success.
- Workforce plans must be operationalised at a department, section, team and individual level.
- Cadetships and apprenticeships target >15% minimum.
- Councils must work to address comparative salaries, conditions, staff development and flexibility.
- Adaptive work arrangements can improve productivity, service to the community and staff wages - e.g. four day weeks with plant operating five days per week, start/finish on the job.

Wollongong Council maintains a strong apprentice and trainee program and the State Government funding can help train up new staff to ensure council has a skilled workforce to service our community.



NOTICE OF MOTION - COUNCILLOR CATH BLAKEY - HUMAN RIGHT'S INVESTMENT REVIEW

Councillor Cath Blakey has submitted the following Notice of Motion -

"I formally move that a review be conducted of Council's suppliers, contracts and investments to ensure that none are acting in the violation of any United Nation's resolutions, the Universal Declaration of Human Rights or International Court of Justice ruling.



NOTICE OF MOTION - COUNCILLOR CATH BLAKEY - KOALA CROSSINGS FOR APPIN ROAD

Councillor Cath Blakey has submitted the following Notice of Motion –

"I formally move that -

- 1 Council writes to the NSW Minister for Planning and Public Spaces, the Minister for Environment, and the Minster for Roads calling for an additional koala corridor underpass to be added on Appin Road at Mallaty Creek.
- 2 Council makes a submission to the Transport for NSW Appin Road Safety Improvements consultation calling for an additional koala corridor underpass to be added on Appin Road at Mallaty Creek."

Background provided by Councillor Cath Blakey:

Appin Road is a major road linking south-west Sydney to Wollongong. Around 12,000 motorists use Appin Road every day and this is expected to grow by about 40 per cent over the next 30 years as the human population increases. Over the last 18 months there have been 35 koalas hit by vehicles as they tried to cross Appin Road. Of these, only two koalas survived their injuries and were rehabilitated by wildlife care volunteers. A 3.6 kilometer section of Appin Road is being widened from two to four lanes as part of the Macarthur Growth Area. Transport for NSW is seeking feedback on the Appin Road Safety Improvements Addendum REF until 15 August 2024.

Symbio Wildlife Park have recently conducted thermal drone surveys and recorded koalas on the Illawarra Escarpment. These koala's on the Illawarra Escarpment are connected to the source population in Campbelltown which is a stronghold population free of chlamydia. Chlamydia is a genital disease that was introduced into Australia with infected livestock in the late 1780's, where it then spread to the koala population. In koalas untreated chlamydia causes blindness, severe bladder inflammation, infertility and death. The Campbelltown population is healthy and breeding, and the source of koalas that are re-emerging on the Illawarra Escarpment.

Mallaty Creek is a crucial koala hotspot with a high incidence of koala roadside deaths. It is the most direct koala corridor from the Georges River to the Nepean River, directly linking to the new Georges River Koala National Park. A safe crossing at Mallaty Creek is crucial to ensure that the recovering population of koalas in the Illawarra Escarpment can continue to expand.

Transport for NSW Appin Road Safety Improvement feedback: https://www.nsw.gov.au/have-your-say/appin-road-safety-improvements

The 'Save Mallaty Creek koala corridor' petition by the Sydney Basin Koala Network: https://www.sydneybasinkoalanetwork.org.au/save the vital mallaty creek koala corridor



NOTICE OF MOTION - COUNCILLOR JANICE KERSHAW - VOTE OF THANKS AND ACKNOWLEDGMENT OF COUNCIL STAFF

Councillor Janice Kershaw has submitted the following Notice of Motion -

"I formally move -

- A vote of thanks and acknowledgement of all council staff, past and present, who have supported my efforts in representing the community of this great city, more specifically for the residents of the previous Ward 2 and now Ward 1.
- 2 That a copy of this motion be sent to all staff, with a copy of the transcript/recording of the discussion that occurs during this motion."