

**ITEM 3 POST EXHIBITION - WOLLONGONG HOUSING STRATEGY**

On 29 August 2022, Council resolved to exhibit the draft Wollongong Housing Strategy. The draft Housing Strategy was prepared over a number of years, to address a range of housing issues, including housing supply and demand, emergency housing, social housing, housing for disabled persons and affordable housing.

Many housing issues are beyond the control of Council, such as taxation settings, interest rates, the funding of social housing and the provision of key infrastructure. The draft Housing Strategy concentrates on measures that Council can control and influence including planning controls, development contributions, fees and charges, education and advocacy.

The draft Housing Strategy was exhibited for eight weeks from 10 October to 2 December 2022. Council received 144 submissions which commented on various strategies and implementation actions. The comments have informed refinements to the draft Housing Strategy. It is recommended that the Wollongong Housing Strategy (as amended) be adopted.

**RECOMMENDATION**

The Wollongong Housing Strategy (as amended) be adopted (Attachment 3).

**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 Summary of comments on proposed strategies and implementation actions
- 3 Wollongong Housing Strategy 2023

**BACKGROUND**

Council's current Wollongong Housing Strategy was prepared in 2005 and was used to inform the preparation of the draft Wollongong Local Environmental Plan (LEP) 2009. In 2005 the Local Government Area (LGA) had an estimated population of 190,909 persons which has now grown to over 214,657 persons (2021 census). The Housing Strategy (2005) was used to guide housing developments to serve the increasing population. This has included the rezoning of land to release 12,000 residential lots in the West Dapto Urban Release Area, 1,000 lots at Tallawarra, and the approval of over 9,500 dwellings in the LGA, including some 2,700 residential units in the Wollongong City Centre.

In 2021 Council approved the redevelopment of the former Corrimal Coke Works site, which when developed is proposed to contain 550 dwellings. Council has also resolved to exhibit draft Planning Proposals for a further 3,000 residential lots at West Dapto and a medium density residential development on the former Port Kembla Public School site.

The draft Housing Strategy has been prepared over six years, which has included three community consultation periods.

During 2017, the Housing Our Community Discussion Paper was prepared and exhibited.

During 2019-20 the draft Housing and Affordable Housing Options Paper (Options Paper) was prepared. The draft Options Paper identified that Council's existing planning controls and strategies will cater for the projected demand. However, a greater proportion of smaller dwellings (1-2 bedrooms) is required to address the projected demand for smaller household sizes.

The draft Options Paper also provided further evidence for the LGA to be included in an Affordable Housing Contributions Scheme. Households on very low, low and moderate income cannot afford to buy a house in the LGA and there are only a few small residential units available at an affordable price point for these households. Additionally, there are few properties available to rent for households on very low and low incomes. There is a strong need to increase the number of affordable properties available to rent and purchase. The draft Options Paper presented options to address these and other housing challenges

On 16 March 2020, Council considered a report on the draft Options Paper and endorsed it for exhibition. The draft Options Paper was available from 19 March 2020, with the formal exhibition undertaken from 5 May 2020 to 10 July 2020. In response to the exhibition, Council received 18 written submissions (letters and emails), 51 on-line survey responses and 41 on-line comments (in response to three social media posts).

On 19 July 2021, Council considered a report on the outcomes of the exhibition of the draft Options Paper and resolved to use the feedback received to inform the preparation of a draft Housing Strategy.

In March 2022, Wollongong was incorporated into the newly formed Greater Cities Commission, along with the other Illawarra-Shoalhaven Councils. The Commission will work with Council in developing a new Region Plan and City Plan for Illawarra-Shoalhaven over the next two years. Under the proposed City Plan, Council will be required to include five, 10 and 20 year housing targets and other policies to address housing mix, affordable housing and delivery of housing are expected to be considerations. The Housing Strategy will provide a basis for Council's input to the Commission on the City Plan.

On 29 August 2022, Council considered a report on the draft Wollongong Housing Strategy.

The draft Wollongong Housing Strategy is a result of a comprehensive review of housing issues in the LGA. It proposed a combination of continuing several existing strategies, modification of others and the introduction of new strategies to better address the housing needs of the LGA.

The draft Housing Strategy proposed -

- A draft housing vision.
- Continuation of 11 existing housing policy settings.
- 24 proposed strategies to address Housing Needs.
- Eight proposed strategies to address Housing Diversity.
- 17 proposed strategies to address Housing in the right location.
- 11 proposed strategies for Partnerships, advocacy and education.
- 46 Implementation actions – including amendments to the Wollongong LEP 2009, Wollongong DCP 2009, Development Contribution Plans, Fees and Charges.
- On-going monitoring.

On 29 August 2022 Council resolved that -

the draft Wollongong Housing Strategy be exhibited for community and stakeholder input for a minimum of eight weeks, with an additional point added to Section 5 c ii 'Social Housing' of the draft Housing Strategy – "Collaboration include agreement in principle to resolve the tenure of 6-8 Grandview Parade, Lake Heights and that the zoning of this property be considered for inclusion in one of the proposed draft planning proposals to implement the Housing Strategy."

The draft Wollongong Housing Strategy was updated to reflect Council's resolution and was exhibited from 10 October to 2 December 2022 (eight weeks).

## PROPOSAL

### Recent reports and policies

Subsequent to the preparation of the draft Housing Strategy, the following reports and policies which have implications for housing were released and have been considered -

- Response to major flooding across NSW in 2022. NSW Legislative Council Select Committee on the response to major flooding across NSW in 2022 (report published 9 August 2022).
- NSW Independent 2022 Flood Inquiry, and NSW Government Response (reports published 17 August 2022).
- Options to improve access to existing and alternate accommodation to address social housing shortage. NSW Legislative Assembly Committee on Community Services (report published 18 August 2022).
- Greater Cities Commission Six Cities Region Discussion Paper – exhibition. Council submission endorsed 28 November 2022.
- Draft SEPP (Housing) 2021 amendments.
- Federal Government Housing Accord.
- Draft Business and Retail Centres Strategy – endorsed by Council on 12 September 2022 and exhibited concurrently with draft Housing Strategy from 10 October to 2 December 2022.
- Additional data releases and updates from the 2021 census.

### Cost of Living

Since the preparation, endorsement and exhibition of the draft Housing Strategy the cost of living pressures have continued to increase. The National Consumer Price Index for the September 2022 quarter was 7.3% and December quarter was 7.8% (ABS Selected Living Cost Indexes – September 2022 quarter and December 2022 quarter). On 7 February 2023, the Reserve Bank of Australia increased the cash interest rate to 3.35 percent, which had a flow on increase to the mortgage interest rate. The higher cost of food, fuel, energy, interest rates etc is placing increased pressure on household finances, including mortgage and rent payments.

Due to rising interest rates, house prices have fallen by some 10% since their record levels in April 2022, however are still unaffordable to many people and families. In December 2022 rental vacancies were at 1.3%. The rental market has strong demand due to low stock availability as a consequence of overseas travellers return, holiday homes being used by the owners as regional work from home locations, demand from workers and short-term rental accommodation. The return of international students to the University of Wollongong will further increase demand for rental accommodation.

There is increased pressure on food charities, existing emergency housing, social housing (the State Government) and affordable housing providers on both existing housing stock and to provide additional housing.

### Submissions

The draft Housing Strategy was exhibited from 10 October to 2 December 2022 (eight weeks) at the close of which 144 submissions and comments were received. The submissions were from -

- Two from Government Agencies -
  - Department of Regional NSW.
  - Transport for NSW.
- Seven from Peak organisations -
  - Business Illawarra.
  - Regional Development Australia (RDA) – Illawarra.
  - Property Council of Australia (PCA).

- Urban Development Industry Association (UDIA).
- Building Designer Association of Australia – Illawarra.
- Shelter NSW.
- South Coast Labour Council Women’s Committee.
- Four from Community Groups -
  - Corrimal Community Action Group (C CAG) (3 submissions).
  - Keiraville Residents Action Group (KRAG).
  - Neighbourhood Forum 5.
  - Thirroul Village Committee.
- Two from Not-for-Profit Housing organisations -
  - Southern Youth and Family Services.
  - the Housing Trust.
- One from a Housing developer.
- Four from consultants on behalf of landowners.
- 122 Residents / landowners (names and contact details provided) – the majority were from residents of Corrimal and East Corrimal (113 submissions).
- Six Webpage comments (names and / or contact details not always provided).

The submissions are summarised in Attachment 1. The draft Housing Strategy contained 70 proposed strategies and 46 implementation actions. Many submissions supported some draft strategies and implementation actions and opposed or commented on other draft strategies and actions.

The submission comments on the different strategies and implementation actions are summarised in Attachment 2. The table indicates that many strategies and actions were not commented on. Similarly, this report will not discuss each strategy and action.

It is acknowledged that the draft Housing Strategy contained a large number of strategies and actions, which reflects the complexity of housing issues and the growing need for action.

Some submissions commented on the lack of detail on some strategies – eg what land was proposed to be rezoned to increase / decrease housing opportunities. The draft Housing Strategy did not nominate specific locations, so feedback could be provided on the overall strategies and objectives. The identification of specific locations needs further assessment and investigation, including the consideration of other constraints, opportunities and issues. This will be undertaken through separate implementation projects that will include community engagement opportunities as required by relevant legislation and policies.

Some submissions proposed new or alternate strategies which are discussed in their relevant section below.

The following discussion is on the two key issues raised in the submissions -

### **1 R3 Medium Density Residential zone at Corrimal**

The largest number of submissions (119) objected to the existing R3 Medium Density zone at Corrimal / East Corrimal. 92 of the submissions were form letters prepared by Corrimal Community Action Group Inc (C CAG). The submissions indicated -

- Traffic and access concerns – 360 properties access via Railway St. (Collins St connection lost by Memorial Drive construction).
- Trips to the local schools add to the traffic.
- Poor public transport, despite a railway station.



- Weren't aware they were zoned R3 in 2010.
- Homes will be surrounded by 4+ storey blocks of apartments, with the consequent overshadowing, disruption, and loss of streetscape.
- Loss of tree cover, contrary to Council's Urban Greening Strategy, and climate emergency declaration.
- Requested down zoning from the R3 medium Density Residential zone to the R2 Low Density Residential zone.
- Review the growth targets for Corrimal and align with local infrastructure capacity.
- The R3 Medium Density Residential zone be more widely distributed thorough the LGA to reduce the pressure on Corrimal.

There are 10 R3 Medium Density Residential precincts in the LGA located between Helensburgh to Warrawong and Kembla Grange.

There are 815 properties in Corrimal and East Corrimal zoned R3 Medium Density Residential, 305 on the western side of the railway (including Corrimal Coke Works site – counted as 1 lot but with capacity for 550 dwellings) and 510 on the eastern side. The properties on the western side, are bounded by Memorial Drive and the Railway, and rely on Railway Street for access. The properties on the eastern side link to Pioneer Road.

Parts of the precinct were zoned 2(b) Medium Density Residential under Wollongong LEP No.38 (1984) and Wollongong LEP 1990. In 1994 the precinct was one of a number of Urban Consolidation Areas located around railway stations which enabled a slightly higher floor space ratio.

The draft Housing Strategy did not propose any specific change to the planning controls for the Corrimal – East Corrimal R3 precinct. For all precincts currently zoned R3 Medium Density Residential, the draft Housing Strategy did propose that the planning controls (height and floor space ratios) be reviewed to ensure the precincts are delivering medium density housing outcomes. The draft Housing Strategy also proposed that dwelling houses be removed as permissible future developments (addressed in the following section of the report). The existing medium density precincts remain dominated by single dwelling houses, and are not providing additional smaller housing stock to address the community needs. The current controls also enable a dwelling house to be larger due to the higher floor space ratio (0.75:1) and building height (13m).

A review of the planning controls for the Corrimal and East Corrimal and other R3 precincts is still required to ensure appropriate housing supply. Further work is required for each precinct to consider constraints (eg flooding) and the implications of further development (eg traffic).

It is recommended that the general strategy to review the planning controls for the R3 zone and action be retained in the Housing Strategy.

## 2 R3 Medium Density zone – prohibition of dwelling houses

One hundred submissions, including the 92 form letters, opposed the proposal to prohibit new detached dwelling houses (single dwellings or replacement dwellings) in the R3 Medium Density Residential zone. The submissions indicated that -

- Existing dwellings wouldn't be able to upgrade, expand or rebuild.
- Impact on the standard of living.
- Change the character of precincts, with more medium density development and flats.
- The Thirroul Village Committee suggested that rather than prohibit dwelling houses, the strategy should be changed to encourage.

It is recommended that the proposed action and strategy to prohibit dwelling houses in the R3 Medium Density Residential zone be removed.

As an alternate approach to incentivise medium density development in the R3 Medium Density Residential zone, it is recommended that through a future draft Planning Proposal the floor space ratio in the R3 Medium Density Residential zone be amended, so that dwelling houses and secondary dwellings are at 0.5:1 and forms of medium density development are incentivised through higher floor space ratios with regard to land area.

The following discussion is based on the themes in the draft Housing Strategy -

## 1 Overall support

Seven submissions indicated overall support for the draft Housing Strategy. No submissions opposed the draft Strategy.

## 2 Vision

One submission indicated support for the draft Housing Vision statement. The submission from the Property Council of Australia suggested that the vision should be more inspirational and provide more leadership from Council in ensuring that housing is made a priority in the LGA.

The draft Housing and Affordable Housing Options Paper and the draft Housing Strategy have shown that there is a need to -

- Provide more diverse housing to address housing demand, household size and affordability.
- Provide more housing in places that have high amenity and access to shops, jobs, transport. This means that some places will experience growth and changing character over time – this may be challenging but necessary.
- Provide less housing in locations with environmental or infrastructure constraints.

It is recommended that the housing vision be adopted as part of the final strategy -

- *Housing will respond to Wollongong's unique environmental setting and heritage.*
- *New housing will continue to diversify supply and provide choice for residents. Diversity will be provided through a variety of housing types, sizes, configurations, and features, to cater for a wide range of residential needs and price-points. Focus for diversity will be on affordable, smaller, and/ or adaptable housing located throughout the Wollongong LGA to cater for a range of incomes and abilities.*
- *Wollongong City Centre will deliver a range of higher density housing options in appropriate locations having regard to retail and commercial outcomes. It will be a thriving and unique regional city, delivering a diverse economy and offering a high quality lifestyle. It will be liveable and a place where people will want to live, learn, work and play.*
- *Urban Release Areas such as West Dapto, will deliver the largest proportion of new housing supply and will be adequately serviced with essential infrastructure.*
- *Town and village centres, and land zoned for medium density residential development will promote their distinctive character, whilst planning for and facilitating growth and high quality design in desired locations.*
- *Wollongong will strive to increase affordability in the housing market, and to ensure housing provides for a wide range of incomes, people with a disability and for our ageing population.*

## 3 Housing needs

### a Homelessness and Emergency Housing

Four submissions indicated support for the exhibited strategies of development application and development contribution fee waivers. Two submissions suggested that it should be pro rata to the number of dwellings / rooms in a development, rather than only if the building is 100% for emergency housing. It is agreed that a pro rata rate may encourage the greater provision of emergency / temporary housing, as the costs can be off set within the development.

Shelter NSW suggested that Council should be more involved in the addressing homelessness issue, and should -

- Collaborate with local charities and NFPs delivering front-line support services to homeless people and families in housing crisis, to deliver a local Council policy/protocol on homelessness in public spaces.
- Consider funding a Council homelessness officer, specifically trained in mental health first aid, to deal with rough sleepers.

Three submissions suggested that there should be more housing for the homeless. Two submissions suggested that Council should proactively encourage owners of vacant buildings to make them available for temporary housing. Buildings become vacant for a variety of reasons and timeframes, sometimes pending re-development. The planning controls do not prevent the short-term residential use of buildings. An owner could lodge a development application for shop-top housing in the business zones. The conversion of a commercial or community building for residential occupation is not straight-forward and has a cost. Building owners may not wish to bear the cost of the conversion of a building to satisfy health and fire safety standards required for residential occupation. Additionally, Council does not have the resources to monitor the occupancy of all buildings across the LGA.

An additional strategy has been included to encourage landowners and developers to consider whether their building can be made available for emergency, meanwhile or temporary housing.

#### **b Social housing**

Two submissions indicated support for the exhibited strategies of working with NSW Land and Housing Commission to increase the number of social housing dwellings in the LGA, to maintain the current 7.5% share of the housing stock. Submissions also indicate support for lobbying the State to change the funding model for NSW Land and Housing Corporation, to overcome the need to sell existing housing stock to self-fund new housing stock.

No submissions commented on the proposed rezoning of 6-8 Grandview Parade, Lake Heights. As this is a site-specific objective, it is proposed that the strategy be deleted, but retained as an implementation action to be progressed as part of the collaboration agreement with NSW Land and Housing Corporation.

#### **c Seniors housing**

The draft Housing Strategy did not propose any new initiatives in relation to Seniors Housing, as SEPP (Housing) 2021 contains the legislative framework. While the Federal Government controls the service provision standards. Seniors Housing is permitted on all Residential and Business zoned land.

The census data shows we have an ageing population. Similar to other housing sectors, the Seniors Housing sector needs new sites to construct new product and would like more, cheaper land to be available. However unlike other sectors, seniors housing is market housing (eg independent living units), or fee for service (eg nursing homes). The sector is also supported by the provisions in SEPP (Housing) 2021.

It is acknowledged that some seniors housing providers also provide Affordable Rental Housing, and will be able to utilise the strategies listed under Affordable Rental Housing.

#### **d Accessible housing**

Two submissions indicated support for Development Application fee waivers and one submission for Development Contribution fee waivers.

#### **e Affordable Rental Housing**

Four submissions indicated support for Development Application fee waivers and three submissions for Development Contribution fee waivers. Two submissions supported a minimum of 5% Affordable Housing being provided in sites being rezoned for higher residential densities. Four submissions supported the introduction of an Affordable Housing Development Contribution Scheme. Four submissions supported the use of Council operational land for

Affordable Housing. Two submissions, including the Housing Trust, supported Council partnering with organisations for the provision of Affordable Housing.

Two submissions suggested that the Development Application fee waivers be amended to -

- Be pro rata to the number of Affordable Rental dwellings in a development, rather than only applying to a 100% Affordable Rental Housing proposal.
- Be widened to include Tier 2 as well as Tier 1 Community Housing Providers.

The draft strategies for emergency, accessible and affordable housing have been revised to include both suggestions.

An additional strategy is proposed to be included to require residential developments larger than 20 dwellings to include Affordable Rental Housing, commencing in 3 years (1 January 2026) with an initial rate of 3% of floor space. The percentage is proposed to increase annually by 1% until 1 January 2033 when 10% of floor space will be required to be Affordable Rental dwellings. The proposal to commence in 3 years and phase in gradual increases in the percentage rate is proposed to enable the market time to adjust. A percentage of floor space is proposed rather than a percentage of dwellings, to enable the dwellings to be a mix of sizes reflective of the proportions in the development. Additionally, floor space provides an easier method to calculate any cash contribution in lieu of a bricks and mortar contribution. Along with the inclusionary zoning proposals, the proposal would form part of the Affordable Housing Policy, which will be reported to Council and exhibited as an implementation project.

During the exhibition of the draft Housing Strategy, Council resolved on 28 November 2022 to support a \$1.3 million funding agreement with Head Start Homes under Round 2 of Council's Housing Affordability Program for the delivery of an affordable housing scheme.

#### **4 Housing diversity, mix and choice strategies**

The draft Housing Strategy proposed several strategies to increase the number of smaller dwellings to provide greater housing choice, diversity and possibly more affordable dwellings.

Submissions generally accepted the proposals to increase the ratio of 1-bedroom apartments in residential flat buildings and shoptop housing, the introduction guidelines for Fonzie flats and villa homes, and lower heights for rear dual occupancy dwellings.

As noted previously, it is recommended that the proposal to prohibit dwelling houses in the R3 Medium Density Residential zone not progress, and other measure be considered to incentivise medium density development in the Medium Density zone.

Four submissions supported the review of the Character Statements contained in the Wollongong DCP 2009 Chapter D1 Character Statements. The current 63 character statements contain general statements about each suburb and don't distinguish that a suburb can be made up of different zones and characters. The character statements are in need of review, and the finalisation of the draft Housing Strategy and the draft Retail and Business Centres Strategies are important documents to guide the review and help define the future character. The draft Housing Strategy proposed that the character statements for Gwynneville and Keiraville be reviewed first, consistent with the request from Neighbourhood Forum 5. The review of all character statements will take a number of years to complete, and may be based on character precincts rather than suburb boundaries.

##### Key worker housing

The submission from Illawarra Business Chamber (IBC) raised the issue of key worker housing and housing for major project construction workers.

Key workers typically include nurses, cleaners, emergency service workers, aged car workers etc, who are on low incomes and cannot work from home. Due to the lower wages, the more affordable housing options for key workers can be a long way from work. Long commutes add to transport costs, the safety of shift-workers, decrease the work-life balance and impact upon families. Key workers who do not own a home or cannot afford market rental housing can be a tenant of a Community Housing Providers in Affordable Rental Housing. The current housing data shows that there are no homes available to purchase and very few available to rent for persons on very low incomes. At housing forums it has been mentioned that some employers have started to provide

housing for their workers. An additional strategy is proposed to be included proposing that the proponents of the developments consider the housing needs of their workers.

The IBC submission also highlighted the need for housing for skilled workers who will be involved in the construction of major infrastructure projects, mostly at Port Kembla. It has been estimated that 2,000-3,000 workers will be required to construct potential projects relating to wind generation, Hydrogen Hub, Power stations, Blast furnace realign, and possibly a Submarine base. The projects are not all on the same timeline, so not all the 2,000-3,000 workers will be required at once. It is unclear whether the workers need to live locally, or can commute from Sydney or South-West Sydney. Any local housing demand will add further pressure to the local rental housing market. There has been a suggestion that there may be a need to construct temporary worker villages. An additional strategy is proposed to be included requiring the proponents of major construction projects to consider the housing demands created by their projects, and encouraging them to work with Council on opportunities.

## **5 Housing in the right location**

Submissions generally accepted the continuation of existing housing city-wide strategies that have been implemented by Council over the past 12 years, including -

- West Dapto Urban Release Area – two (2) support, one oppose.
- Residential flat dwellings in and around the City Centre – three support.
- Retain industrial land for industrial use – one support, one oppose, one comment.
- Retain the Illawarra Escarpment as a conservation area – four support.
- Protect the Sydney Water Drinking Water Catchment.
- Protect the Hacking River catchment and other sensitive location.

These strategies are proposed to be continued as current locational strategies.

### **a Constrained locations**

Six submissions supported a review of development potential in the Illawarra Escarpment.

Two submissions (Transport for NSW and Thirroul Village Committee) supported less development in the northern suburbs. Two submissions from residents opposed changes in planning controls to reduce development potential.

No submissions commented on the proposed review of the Windang and Fairy Meadow flood constrained precincts.

Four submissions and the 92 Corrimal submissions, noted that proposals to increase housing densities need to consider the impact on traffic and have regard to the infrequent passenger train service, which leads to car trips being more time effective and convenient. One submission suggested that car sharing schemes should be encouraged.

### **b 14 Cosgrove Avenue, Keiraville**

On 7 November 2022, the Southern Region Planning Panel refused Development Application No.2022/469 for 42 dwellings in five buildings at 14 Cosgrove Avenue, Keiraville, for a number of reasons. The applicant had already lodged an Appeal with the Land & Environment Court against a deemed refusal. This is the second development application that has been refused on the site. The site has been subject to a number of media articles encouraging Council to rezone the site.

The draft Housing Strategy proposed as a priority, a review of large sites in the Illawarra Escarpment foothills which have significant development potential. The review has been undertaken, and a separate report will be presented to Council on the review of the planning controls for 14 Cosgrove Avenue and a number of similar sites in the Illawarra Escarpment.

### **c Possible housing growth locations**



No submissions commented on the draft strategies to review the R1 General Residential zone around the Wollongong City Centre or expand the medium density zone areas. No submissions commented on the planned review of South Wollongong or the SP1 zone around the Wollongong Hospital precinct.

Three submissions supported increased housing in town centres. One resident submission supported increased housing at Warrawong. One submission opposed increased housing in the Corrimal Town Centre.

#### **d Short-term Rental Accommodation**

Four submissions expressed concern about the impact of short-term rental accommodation on the rental housing market. Short-term rental accommodation is being considered as part of the Tourism Accommodation Review. Data from the NSW Department of Planning and Environment indicates that there some 1,200 properties registered as short-term accommodation providers, which represents 1.3% of dwellings in the LGA. The data indicates that registered properties are spread across 50 suburbs, although the largest concentration are in Wollongong and then Bulli and Thirroul. The data also shows that during 2022 on average the dwellings were occupied 70 days / year. The number of premises offering short-term accommodation climbed rapidly prior to the UCI World Road Cycling Championship held in October 2022. Short-term rental accommodation does have economic benefits by supplementing the available accommodation.

An additional strategy is proposed to be included requiring the permissibility of the short-term rental accommodation to be reviewed as part of the finalisation of the Tourism Accommodation Review.

### **Rezoning requests**

During the exhibition, four rezoning requests were received -

#### **a 73-75 & 81 Gipps Street, and 74 Flinders Street, Wollongong**

This site consists of 5 lots located between Gipps Street, Flinders Street and Throsby Drive, with a combined area of 3.3 hectares. The site is occupied by a former Bunnings Warehouse, smaller commercial buildings and a dwelling house. The site is zoned B6 Enterprise Corridor with a 1.5:1 floor space ratio and 24m maximum building height.

The submissions requests Council -

- Consider the rezoning of the site to E1 Local Centre, E2 Commercial Core or MU1 Mixed Use, to allow for redevelopment for a masterplan community that would include residential, community services and retail suitable to the inner-city location in close proximity to public transport.
- Consider permissibility of residential development, in particular high density within close proximity to the City Centre, through allowing these uses under an E2 Commercial Core zone, to address the limited housing supply in Wollongong.
- Consider the permissibility of supermarkets on the subject site, not just neighbourhood shops, given the forecast increase in population and therefore need for additional services.
- Consider permissibility of diverse and new housing typologies within other zoned land such as E1 Local Centre or MU1 Mixed Use zones.
- FSR and height limits to reflect the subject site's future potential to provide a mix of residential development and retail uses and create a vibrant inner city masterplan area.

The draft Housing Strategy includes an action to review the peripheral parts of the B6 Enterprise zone, along the side streets, which are used for residential development and have a residential function. The draft Housing Strategy did not propose the rezoning of the B6 zone to a pure retail or residential zone. The B6 zone currently enables shop-top housing.



The zone is also being reviewed by both the Retail and Business Centres Strategy and Industrial Land Study. Pending the completion of those other supporting documents the rezoning of the site is not supported at this stage.

**b 30-38 Corrimal Street, Wollongong**

This site has an area of 6,100m<sup>2</sup> and is currently vacant. The site is zoned R1 General Residential with a 1.5:1 floor space ratio and 32m maximum building height.

The submission proposes that floor space ratio be increased to 2.56:1 with an assumed 48m maximum building height to enable a 16-storey residential tower. The submission for height increase is largely justified on the basis of the height of the adjoining Creston development (to the north).

An earlier version of the submission was previously considered by Council officers as part of pre-lodgement discussions and was not supported. The revised submission has lowered the proposed building height by 16m and the floor space ratio by 25%. As with the previous submission, the revised submission considers the site in isolation and does not consider whether the proposed controls should also apply to adjoining sites.

It is recommended that the requested changes to the planning controls not be supported through the Housing Strategy. The proponent could still lodge a draft Planning Proposal request for Council's consideration but would have difficulty in justifying strategic merit.

**c 250-252 Princes Highway, Bulli**

This site is currently occupied by single storey shop/office and a rear dwelling, has an area of 900m<sup>2</sup> and is zoned R2 Low Density Residential with a 0.5:1 floor space ratio and 9m maximum building height.

The owner made a submission to both the draft Housing Strategy and draft Retail and Business Centres Strategy proposing that the site be rezoned to B2 Local Centre to align with the B2 Local Centre zone on the other side of the Princes Highway. The site is one of several retail premises located on the western side of the Princes Highway with a residential zoning.

The request is consistent with Recommendation 5 in the draft Retail and Business Centres Strategy which proposes that the residential zone along the Princes Highway at Bulli be reviewed, and a business zone be considered. If Council resolves to progress the Retail and Business Centres Strategy, the zoning on the western side of the Princes Highway will be reviewed. It is proposed that no amendment be made to the Housing Strategy and the proposal continue to be progressed via the draft Retail and Business Centres Strategy. Any change will have implications for both housing supply and retail / commercial floor space.

**d Former Bulli Bowling Club, Princes Highway, Bulli**

This site is currently occupied by former Bulli Bowling Club, has an area of 8,000m<sup>2</sup> and is zoned RE2 Private Recreational with no floor space ratio and 9m maximum building height.

The Council report on 29 August 2022 considered and recommended that a further rezoning request for the former Bulli Bowling Club not be supported.

The submission, on behalf of the owner, notes that the site has been subject to a number of planning applications, including a recent Planning Proposal which proposed to rezone the subject site from its RE2 Private Recreation zone and 9m Height of Building Development Standard to R1 General Residential with a mixed height of 14, 17 and 19 Height of Building Development Standard. The Planning Proposal request also proposed to adopt a site-specific Floor Space Ratio (FSR) of 1.38:1, and Schedule 1 Additional Permitted Uses for Café or Restaurants, Office Premises, Medical Centre and Markets.

The Planning Proposal did not proceed due to lack of site-specific strategic merit. The submission notes that the site has the potential to provide additional housing within the existing township of Bulli that will increase housing supply and choice to address the affordability crisis, whilst providing diversity in housing that caters for all lifecycles of households, adaptable housing suitable for people with a disability and ageing populations to enable them to remain within their community.

The submission noted the proximity of the site to Bulli Town Centre and Railway Station, the high cost of housing in Bulli (\$1.84m median). The submission suggested that the development of the site shouldn't be hindered due to the adjacent Bulli Showground given it is under private ownership and not identified for land reservation acquisition by Council.

The submission did not present any new information that warrants a review of the recommendation considered by Council on 29 August 2022. The current RE2 Private Recreation zone remains appropriate given the location and constrained nature of the precinct.

### Minor changes

The following minor changes have been made to the Strategy -

- Update title to Wollongong Housing Strategy 2023.
- Remove the "draft" references.
- Add a version control table.
- Chapter 2 - The cost of living and cash rate data has been updated to the December 2022 quarter
- Replaced Chapter 4 Existing Housing Strategy with Chapter 4 State and Regional Policy requirements. The continuation of previous housing strategies will now form part of the Strategy.
- Incorporated chapter 6g Recent Reports and Policy initiative, into the revised Chapter 4. Chapter 6g identified State Government reports and policy changes that were published after the draft Strategy was prepared.
- Chapter 5 - the strategies have been numbered for easier reference.
- Chapter 6 - the implementation actions have been numbered and cross referenced with the strategies for easier reference.
- Chapter 6 - a table of future planning studies required to implement strategies has been included.

### CONSULTATION AND COMMUNICATION

The draft Wollongong Housing Strategy was exhibited from 10 October to 2 December 2022. In accordance with the Community Participation Plan, the exhibition commenced after the school holidays. The exhibition was advertised via -

- Council's website.
- Emails/ letters to Neighbourhood Forums.
- Email / letters to peak housing and development organisations.
- Notices in the Illawarra Mercury.
- Social Media posts.
- Presentations to Housing Industry Association, Illawarra Designers, Urban Development Institute of Australia.

The exhibition webpage received 848 visits, with 410 documents downloaded and six on-line comments provided.

Council received 144 submissions (138 letters and emails and six on-line comments). The submissions are summarised in Attachment 1. The submissions' comments on the different strategies and implementation actions are summarised in Attachment 2.

## PLANNING AND POLICY IMPACT

### CSP Strategy and DP Services

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
Finalise the development of the Housing Strategy and commence implementation on initial priorities	Land Use Planning

### Illawarra Shoalhaven Regional Plan 2041

The draft Housing Strategy is consistent with the housing targets and housing objectives of the Illawarra Shoalhaven Regional Plan 2041.

### Council strategies

The Housing Strategy has been informed by numerous Council strategies and studies, including -

- Wollongong Local Strategic Planning Statement 2020.
- West Dapto Vision 2018.
- Wollongong City Centre Urban Design Framework.
- Various Town and Village Plans.
- Sustainable Wollongong 2030.
- Urban Greening Strategy 2017-2037.
- Illawarra Escarpment Strategic Management Plan 2015.
- Coastal Zone Management Plan 2017.
- Climate Change Mitigation Plan 2020.
- Climate Change Adaption Plan 2022.
- Lake Illawarra Coastal Management Program 2020-2030.
- Various Floodplain Risk Management Studies and Plans.
- Ageing Plan 2018-2022.
- Disability Inclusion and Action Plan 2020-2025.
- Wollongong City Cycling Strategy 2030.
- Planning Proposal Policy 2022.

## CONCLUSION

On 29 August 2022, Council endorsed the draft Wollongong Housing Strategy for exhibition, which occurred between 10 October and 2 December 2022. Council received 144 submissions. The issues raised in submissions have been reviewed and adjustments made to some strategies and implementation actions.

It is recommended that the Wollongong Housing Strategy 2023 be adopted, and work on the implementation actions commence.

## Draft Wollongong Housing Strategy – Summary of Submissions

### Government

Organisation	Comment
Department of Regional NSW	<p>The Department supports the existing strategies WCC proposed to assist those in housing stress particularly Council's consideration whether any council operational land parcels are suitable to be leased for the provision of affordable housing -</p> <p>DRNSW is working with Business Illawarra and the Illawarra Shoalhaven Joint Organisation to undertake a major analysis of the region's housing market. Business Illawarra has commissioned Judith Stubbs and Associates to undertake this research and produce a Housing Strategy. This work will help influence the Greater Cities Commission's development of the Region and City Plan for the Illawarra. Through this preliminary research the following themes and points for feedback are submitted in response to the WCC Housing Strategy</p> <ul style="list-style-type: none"> <li>• WCC have proposed the Fees and Charges Policy be amended to waive Development Application fees for providers of accessible housing, affordable housing, emergency housing etc where 100% of the dwellings are available for these targets. The Department of Regional NSW (DRNSW) recommend exploring the options of waiving fees where development is committing to high percentage of, rather than 100%. This would be a more achievable bench mark for future developers. Presently this incentive would really only be achievable by community housing providers.</li> <li>• DRNSW suggest the subsidies/ incentives be extended to include consideration for development applications from private developers proposing a percentage of affordable accommodation including build to rent developments.</li> <li>• The Strategy proposes to 'consider if any council operational land parcels are suitable to be leased' – DRNSW is interested to see if that can be explored further with investigation how to reduce the complexity of public and private partnerships and how to make council land available for targeted housing projects.</li> <li>• The Strategy proposes to increase the proportion of single bedroom/studio dwellings required for new housing developments. DRNSW recommends exploring a mandate that developers are to contribute a certain percentage to affordable housing in each new development. Understand this will need to more than likely be rental as there isn't currently options for properties to be affordable 'in perpetuity not just at point of sale.</li> <li>• DRNSW suggest further exploration into Air BNB's in the region. Is there consideration for localised changes to rate variations or short term lease duration capping to influence the housing crisis in the region?</li> <li>• DRNSW recommend exploring brokering schemes (ie underoccupied homes with key workers or students).</li> </ul> <p>Suggest WCC consideration of direct affordable housing on Council, rather than public and private land.</p>

Organisation	Comment
Transport for NSW	<ul style="list-style-type: none"> <li>TfNSW supports initiatives which can reduce car dependency such as opportunities to increase medium and high density around railway stations and along major bus corridors. On this basis, TfNSW supports proposals such as: <ul style="list-style-type: none"> <li>- R3 Medium Residential Zone: To remove the opportunity to replace a single dwelling with a single dwelling.</li> <li>- DCP Chapter E3: To reduce car parking requirements for small units within the City Centre or within 400m of a railway station.</li> </ul> </li> <li>TfNSW notes Section 7.4 of DCP Chapter E3 enables Council to waive or reduce the minimum number of car parking spaces. TfNSW would encourage Council to consider stronger controls whereby a reduced car parking supply is a starting point (rather than a waiver) for residential development within the City Centre and close to public transport nodes. Under this scenario, developers would need to obtain approval (or waiver) to provide the DCP rate applicable to areas outside the City Centre and away from public transport nodes. TfNSW would welcome the opportunity to review and comment on any such controls.</li> <li>TfNSW supports the proposal for larger developments to provide EV charging spaces. TfNSW recommends Council consider a threshold for providing a single EV charging space and a ratio per parking space beyond that threshold for multiple EV charging spaces. TfNSW would welcome the opportunity to review and comment on potential thresholds and ratios.</li> <li>Minimum lot sizes in Northern Villages and Illawarra Escarpment foothills – TfNSW supports the proposal to increase the minimum lot size for subdivisions from 449m<sup>2</sup> to 800m<sup>2</sup>. This will help control traffic growth on the road network.</li> </ul>

#### Peak organisations

Organisation	Comment
Business Illawarra	<p>We welcome Council's leadership on this important topic, as we firmly believe that the current crisis is attributable to the significant disconnect that exists between elected officials, relevant authorities and the wider community over successive decades when it comes to supplying our economy with sufficient housing for key workers to accommodate future growth.</p> <p>We note the National Housing Accord announced recently by the Commonwealth to bring about greater collaboration on this issue. With so many minds now focused on the task, we must not waste the opportunity to drive reform, and every stakeholder must play a part in real solutions – some of which may challenge or confront them.</p> <p><b>Why is housing important to business</b></p> <p>A staggering 93 per cent of businesses told our state wide 2022 Workforce Skills Survey that they couldn't find the staff they needed. Positions of every skill level were reported as being difficult or impossible to fill – from labourers to specialist doctors. Prominent occupations in shortage included: chefs and cooks, cleaners,</p>

Organisation	Comment
	<p>housekeepers, waitstaff, boilermakers, fitters and turners, electricians and carpenters.</p> <p>We support three broad measures to address these challenges: training our local population, increasing workforce participation and bringing back overseas workers and skilled migrants. But none of these measures will be possible without the required capacity within our regional housing market to accommodate key workers.</p> <p>More than a third (36 per cent) of respondents identified housing as a key long-term challenge facing business. Many respondents identified the need for more affordable housing and limits on the number of properties used as temporary holiday rentals as methods for helping address workforce shortages, particularly in regional areas.</p> <p><b>The scale of the problem in our region</b></p> <p>Preliminary investigations by Business Illawarra have determined that the Illawarra is a region where housing and rental prices are higher than other areas in Australia, with an increasing demand and supply imbalance that is causing an unprecedented level of labour market tightening.</p> <p>The emerging post-pandemic trends appear to be exacerbating these attributes. These investigations included the examination of the regional housing market, housing affordability in comparison to other communities, the workforce and demands on it along with the current political and policy context.</p> <p>The Illawarra region has an unprecedented road map of infrastructure, wind farm, hydrogen energy, and steel production projects that will be of national importance, and will require many skilled workers, both pre- and post-initiative.</p> <p>Early analysis by Judith Stubbs and Associates (JSA) from recently released 2021 Census data indicates:</p> <ul style="list-style-type: none"> <li>• There were around 11,800 “very low”, “low”, and “moderate” income households in housing stress in the Wollongong City LGA, with around 9,600 households (81%) in rental stress and 2,267 households (19%) in purchase stress.</li> <li>• There is an additional need for affordable housing from 2021 to 2041 of around 5,385 dwellings in the Wollongong City LGA.</li> <li>• Overall, the Wollongong City LGA workforce grew by 11% over the past 5 years.</li> <li>• Health Care and Social Assistance workers with a high portion of “very low”, “low” and “moderate” income households is the largest industry of employment in the Wollongong City LGA.</li> </ul> <p><b>Initial response to the Draft Strategy</b></p> <p>Business Illawarra notes Council’s commitment to meeting the target required by the <i>Illawarra Shoalhaven Regional Plan 2041</i> upon its release in May 2021 of an additional 28,000 new dwellings by 2041. We further acknowledge that the Plan will be superseded by the Greater Cities Commission’s Illawarra Shoalhaven City Plan in 2024, which will set housing targets that, in our view, should be more ambitious again in terms of their diversity and number.</p>



Organisation	Comment
	<p>Business Illawarra will provide significant input to the Greater Cities Commission's development of the Illawarra Shoalhaven City Plan, sourced from its forthcoming research project with JSA, which will necessarily examine how all LGAs can increase supply. Thereafter, we believe Wollongong City Council will need to approach this new City Plan flexibly, with innovative thinking and civic leadership to build community support and overcome pockets of entrenched opposition.</p> <p>The Draft Strategy proposes the continuation of a variety of existing 'city-wide strategies' to bring more housing online, together with other existing strategies that it has been implementing to assist those in various forms of housing stress that sit outside of its direct legislative responsibilities. These are supported by Business Illawarra.</p> <p>Council is to be commended for looking beyond its legislative responsibilities to support the provision of affordable rental housing and the Draft Strategy proposes a suite of measures which are supported; particularly: "Council will consider whether any Council operational land parcels are suitable to be leased for the provision of affordable housing," and "Council remains open to investigating and considering innovative partnership opportunities."</p> <p>Proposed measures to increase housing diversity, mix and choice are also supported.</p> <p>However given the scale of the crisis, Business Illawarra encourages Council to go further and examine how it can enact 'game changing' reforms to lead the region – and potentially the state – in accelerating affordable housing for key workers.</p> <p><b>Game-changing proposals to create more affordable housing for key workers</b></p> <p>A complete assessment of opportunities for councils and state government to contribute to the supply of affordable housing for key workers will be contained within the forthcoming work by JSA in early 2023.</p> <p>However some preliminary themes are presented here to provide an early insight into some of the 'game changing' proposals for Council to consider as part of a leadership role within our region:</p> <ul style="list-style-type: none"> <li>• Direct creation of affordable housing on Council, other public and private land;</li> <li>• Unlocking value in public land and public assets;</li> <li>• Exploring opportunities in precinct approaches to major redevelopment including through value capture;</li> <li>• Identifying and remove planning impediments, including through the liberalisation of planning controls and expediting development approvals;</li> <li>• Engaging the private sector in the development of affordable housing, including by partnering with major employers on worker accommodation (including temporary accommodation) and with developers on demonstration projects.</li> <li>• Brokerage schemes (for example matching underoccupied homes with key workers) and meantime use, including identifying underutilised buildings for 'quick wins'.</li> </ul> <p>Most importantly, Business Illawarra strongly encourages Council – particularly its elected officials and its executive – to take a leadership role in explaining to the community why it should support the growth of affordable housing rather than</p>

Organisation	Comment
	oppose it, and to work with employer groups, unions and community groups to build and demonstrate consensus on this critical issue.
Property Council of Australia	<p>In line with our NSW 2023 Election Platform, housing supply and diversity of housing should be a priority for all levels of government to support our local communities and the growth of our regions, and the whole property industry has a role to play in achieving this.</p> <p>We encourage council to continue working collaboratively with the industry to develop and implement the housing strategy and our members look forward to being part of this process.</p> <p><b>Housing Vision</b></p> <p>support the introduction of a housing vision and believe the outlined vision is generally reasonable, however we do think the vision could be more inspirational and provide more leadership from Council in ensuring that housing is made a priority in the LGA and there are more bold key initiatives/actions included to achieve this vision.</p> <p><b>Strategy and Implementation of the Strategy</b></p> <p>We would also like to see key timelines and targets that line up with performance measures in the implementation phase to ensure that the objectives of the plan are being met. The current strategy has no mechanism to hold Council accountable for the delivery phase of the strategy and including key targets would ensure transparency and create confidence across the industry.</p> <p>It would be worth exploring other initiatives that councils around the country may have used to work more collaboratively together with industry, business and community, for example Council may look to initiate a taskforce that would include council members, industry, community housing organisations and community members to ensure the implementation of the strategy and annual monitoring of performance in line with housing delivery data.</p> <p>We appreciate the opportunity to provide feedback and input, and support many of the priorities identified and look forward to continuing our work with council in ensuring we have the right policy and planning tools available to deliver affordable housing in our local communities. Overall, the whole industry has a role to play in achieving these goals and it is important that council continue to work collaboratively with the industry to develop and implement the housing strategy.</p> <p><b>Continue to progress residential development in the West Dapto Urban Release Area, and Wollongong City Centre</b></p> <p>The focus of the strategy on Wollongong CBD and West Dapto misses the opportunity to increase densities in other town centres throughout the city. There is opportunity in and around existing centres and adjacent to train stations for increased height and density which would enable new residents to live within walking distance of services and public transport. The PCA's housing study done a few years ago identified the most liveable suburbs in Wollongong that had potential for growth. Many are missing from this housing strategy, and we would like to see more transport orientated development across the region.</p>

Organisation	Comment
	<p>If Council plans on providing for the projected future housing demand only in these two areas, then there needs to be a substantial increase in output compared with the previous period:</p> <ul style="list-style-type: none"> <li>• The strategy identifies the need for 28,000 additional dwellings over the next 20 years. This is on average is 1,400 new dwellings per year, a significant increase above the 436 dwellings average annual production Wollongong CBD and West Dapto have jointly contributed to over the past 11 years (reference Page 9 in the Strategy).</li> <li>• The development assessment process is already constrained, with a significant backlog, yet the Housing Strategy does not include the need for an increase of staff resources, process improvements or reduction in DA processing times within Council.</li> <li>• We believe that efficiency improvements and additional resourcing will be required within the development assessment and engineering Departments within Council will be absolutely necessary in order to facilitate the delivery of the volume of new dwellings identified in the strategy. We understand that there are various constraints on local councils currently and have called on the NSW Government in our Election Platform to provide further targeted resourcing to local councils to enable accelerated housing delivery.</li> </ul> <p><b>Promote additional residential development in and around key town centres, especially where viable public transport and supporting infrastructure is available.</b></p> <p>We note that there is limited detail provided within the Strategy in this regard. The Strategy states:</p> <ul style="list-style-type: none"> <li>• <i>Review the opportunity to provide of additional housing in key Town Centres, to be undertaken following the completion of the Retail and Business Centres Strategy.</i></li> </ul> <p>There appears to be limited reference to any strategy aimed at increasing housing density within proximity to train stations (public transport).</p> <p>We note that Council has undertaken a separate review of R3 zoned lands (which are typically in town centres or with proximity to train stations), however, the current planning control mix for medium density development within these precincts (via both the DCP and LEP) are not delivering sufficient outcomes. In this regard we would like to see the following:</p> <ul style="list-style-type: none"> <li>– A modest increase in maximum height limits to increase feasibility of residential flat development.</li> <li>– Better concessions for multi-dwelling housing development in R3 zones within Council's DCP (reduced setbacks, remove deep soil zone requirements).</li> <li>– A slow transition to prohibit new dwelling houses (single dwellings) within land zoned R3. We note that this already forms part of Council's strategy.</li> </ul> <p>We believe the most appropriate areas for infill development are in areas surrounding train stations between Wollongong and Thirroul (where there are plenty of stations, and good accessibility via the connecting road network). The Strategy includes no plan in this regard and believe there is a missed opportunity here to deliver diverse housing.</p>

Organisation	Comment
	<p>As noted in our 2023 Election Platform, we are calling on the NSW Government to set targets for higher density housing around key transport hubs creating mixed use precincts that delivered in line with the principles of genuine Transport Oriented Development.</p> <p><b>Continue to discourage residential development in constrained locations such as the Illawarra Escarpment, coastal hazard zones, steep sites, floodplains and the northern suburbs.</b></p> <p>understand that there are some constraints around certain parts of the LGA. We would ask Council to continue to work with industry on identifying the best locations for development and exploring innovative solutions where possible.</p> <p><b>Continue to protect the industrial lands for manufacturing and employment.</b></p> <p>All councils should prepare an employment land strategy reviewing the performance and future potential of these sites. Any future planning proposals should have regard to this strategy and ensure the protection of industrial lands where relevant.</p> <p><b>Introduce measures to encourage the provision of additional smaller dwellings (1-2 bedrooms) to respond to housing needs.</b></p> <p>Introduction of Fonzie flats and villas are a welcome addition. We would suggest that the standard 18m site width requirement for multi-dwelling housing be scrapped for new villa development. We also suggest considering reducing the required dimensions of POS space within Villas, given the smaller dwelling size.</p> <p>We are pleased to see increased housing diversity being proposed, and planning controls to be amended to facilitate their delivery. In order to achieve the increased proportion of single bed dwellings, Council should also consider reviewing its Sec 7.11 charges downwards for this type of dwelling. This will improve feasibility.</p> <p>With regards to Fonzie flats referred to on Page 16 and 17, to enable this type of production volume the subdivision DCP will need to be amended to encourage the construction of back lanes in new subdivision areas. The feasibility of back lanes improves with smaller lot sizes. There is a potential for the proposed restriction on the rear of R2 zoned properties (Bullet point 3 on Page 17) to prevent Fonzie flats in R2 locations unless an exemption is noted for rear lanes and corner blocks.</p> <p><b>Introduce measures to support the provision of additional emergency, social, accessible and affordable housing by service providers.</b></p> <p>In regard to the compulsory percentage of affordable housing within new planning proposals (on page 15), we would suggest that this be set at 5%, giving certainty to landowners and developers.</p> <p>The need to submit financial feasibilities with a planning proposal is concerning and raises the question of whether the assessing planners will have adequate expertise to review this component of the application. It will add complexity and time to the process. Feasibility assessments prepared at the planning proposal stage is usually quite different to the feasibility assessment at the development phase, once all the constraints and potentials are resolved in detail.</p>

Organisation	Comment
	<p><b>Improve the planning controls for residential development, so that low-scale development occurs in low-density areas, and larger residential developments occur in the medium and high-density residential zones.</b></p> <p>Detailed consultation with the private sector needs to occur when this review is undertaken, as there are so many areas of the DCP and LEP that could be improved. We would strongly disagree with the proposed DCP amendment to restrict dual occupancy development to single storey (rear battle-axe dwelling). There are instances where double storey development at the rear is preferable, having a blanket prohibition appears to be ill conceived and restrictive to good site-specific design.</p> <p>The most pressing issue with the residential controls in Council's DCP are the restrictions on multi-dwelling housing. Dual occupancy development is afforded more concessions than the higher density multi-dwelling housing land use which is counter intuitive. Dual occupancy development often ends up presenting as the most dominant built form outcome within low density zones. Wollongong's dual occupancy controls are more onerous than the State's Complying Codes, and therefore we would suggest it would be most appropriate to increase concessions for multi-dwelling housing, rather than decreasing them for dual occupancy development.</p>
South Coast Labour Council Womens Committee	<ul style="list-style-type: none"> <li>• A percentage of development fees quarantined for social housing.</li> <li>• Incentives for mixed housing developments.</li> <li>• Homelessness among women is growing, particularly for women over 55. Providing a Council register for women who are facing homelessness could assist in prioritising housing and other necessities for the more vulnerable of the group.</li> <li>• Set up a specific department within Council to directly work with women in these situations.</li> <li>• Council to consider a register for benevolent landlords who would like to offer affordable rents for offsets to rates.</li> <li>• Women have less superannuation upon retirement than men due to broken employment (caring for children &amp; older relatives), domestic violence, and lower wages. Lobby the Federal Government to make changes to superannuation to benefit women.</li> <li>• What are Council's superannuation plan for their working women?</li> <li>• Council has a moral/ethical duty to provide a plan for increasing housing for the homeless - we welcome the draft Housing strategy plan. Council to work closely with associated organisations in the Illawarra to ensure the womens housing needs are met - set up regular forums.</li> <li>• Some councils are considering commercial rates for short-term rentals to increase rental housing &amp; ease the cost.</li> <li>• Lobby the State gov to allow higher residential rates for short-term rentals via a change to the Local Government Act</li> </ul>
UDIA	<p>The Housing Strategy presents the Council with an opportunity to further address some of the entrenched affordability issues that have emerged due to a lack of housing supply in key areas and record low vacancy rates caused by rapid immigration and rising local housing demand. With a median house price in the</p>

Organisation	Comment
	<p>Wollongong City LGA at \$1.2 million, a rise of over 32% since 2020 (Refer to <a href="https://www.htag.com.au/nsw/nsw310-wollongong-city-council">https://www.htag.com.au/nsw/nsw310-wollongong-city-council</a>), UDIA believes that Council must act to reduce further pressures on housing costs and house budgets.</p> <p>The Housing Strategy should become more responsive to the housing stress points, which are now beginning to impact a broader cross-section of the community. This should occur through facilitating development at strategic locations, enabling more housing diversity and tenure options, amending planning provisions and working with key stakeholders on future development sites.</p> <p>The proposed Housing Strategy contains many good initiatives. However, UDIA contends that further considerations for generating housing supply needs to be addressed. We make the following eight recommendations that will further broaden the scope of the Housing Strategy to help address the housing supply and affordability crisis currently gripping the Illawarra Shoalhaven region.</p> <p><b>1. Council to urgently review land use zones around key railway stations in the Wollongong City LGA (North Wollongong to Thirroul) to encourage housing choice and achieve more transit-oriented development outcomes.</b></p> <p>Far too many areas with rail stations have limited housing choices and are dominated by single storey detached dwellings zoned R2 Residential. This includes those train stations located north of Wollongong towards Thirroul. With more frequent services to Sydney and Wollongong than compared to other stations in the Wollongong City LGA.</p> <p>Placing new medium and high-density housing on land within an 800-metre radius of each station allows housing choices that mainly include low-rise apartments, townhouses, and villas.</p> <p>This current land use approach is not consistent with 30-minute city principles from which to support local centres, deliver housing choice and provide a more sustainable transport in accordance with <i>Council's Climate Friendly Planning Framework, 2022</i>. It will also help Council achieve their vision of more train services along the Thirroul-Wollongong-Dapto train corridor supported by targeted growth.</p> <p>Our solution is consistent with what the Greater Cities Commission is trying to achieve across the Six Cities region. The Council should focus on these strategic locations in the short term to provide greater housing choice in well-served locations.</p> <p><b>2. Council to work with Sydney Water to integrate precinct and infrastructure planning processes to ensure greenfield housing is provided in the shortest possible timeframe</b></p> <p>In 2022, UDIA completed its <i>Greenfield Land Supply Pipeline report</i> based on input from our broad membership. This report covered the Illawarra Shoalhaven (Refer to <a href="https://udiansw.wpenginepowered.com/wp-content/uploads/UDIA-Greenfield-Report-2022-Online-Version.pdf">https://udiansw.wpenginepowered.com/wp-content/uploads/UDIA-Greenfield-Report-2022-Online-Version.pdf</a>), which identified that 91% of greenfield lots (approximately 7,500) expected to be delivered in the next eight years in the region are not development ready, due to the need for critical enabling infrastructure. This is the worst result of all the cities in the Six Cities Mega Region and there is only a small amount of lots which are not development ready.</p>



Organisation	Comment
	<p>Without action, undersupply is expected to remain high and negatively impact housing affordability in the Illawarra. We estimate that 5,700 lots of additional unmet demand are expected to accumulate by FY30, which is identical to findings from the 2021 report. Undersupply is expected to more than triple between FY25 and FY29, reflecting the depleted forward greenfield pipeline in the region.</p> <p>A key reason land is taking so long to get to market is the need for critical water and wastewater projects to be completed and unlock land supply. Whilst most the water and wastewater projects in WDURA, which we identified in our <i>Building Blocks Illawarra Shoalhaven 2021</i> are targeted for completion by 2025; we urge Council to work with Sydney Water to integrate precinct and infrastructure planning processes to ensure greenfield housing is provided in the shortest possible timeframe.</p> <p><b>3. Council to facilitate more medium-density housing in established areas by working with UDIA on site designs and applying best practices from other housing examples in the Illawarra Shoalhaven</b></p> <p>UDIA recognises that Council is proposing to amend their Local Environmental Plan and Development Control Plan (DCP) to encourage medium-density housing options at strategic locations. This is not supported by the current Floor Space Ratio (FSR) control for multi-dwelling housing in R2 Residential zones is as low as 0.3:1, which is quite challenging to make a small-scale development feasible, especially since low-density housing has an FSR of 0.5:1.</p> <p>We are concerned that there will be limited potential for redevelopment without a reasonable increase in the FSR to address other site-based requirements covering building height, car parking, stormwater, private open space, setbacks, and deep soil zones to provide a viable housing development form. This approach could also be applied to designs for proposed affordable housing to support feasibilities further.</p> <p>The Tullimbar housing project saw a change to typical site planning and road design controls to provide a unique planning and design outcome. The planning proposal and DCP were consultant-led, which was especially important to the success of the Tullimbar project which has developed into a unique housing area that provides housing choice, as well as high amenity and personal safety for residents.</p> <p><b>4. The Housing Strategy to recognise and promote different housing tenure options to encourage more affordable development.</b></p> <p>UDIA contends that more varied housing tenure options can respond to a broader socio-economic group and help address the housing affordability crisis.</p> <p>This includes the following tenure types:</p> <ul style="list-style-type: none"> <li>• <b>Build to Rent (BTR)</b> is a purpose-built housing product developed by investors who retain ownership and rent out the dwellings for an extended period. Although BTR housing is only emerging in NSW, an established BTR sector has the potential to create a more stable housing pipeline that is less affected by market cycles. The 2021 NSW Housing Strategy is presently incentivising BTR, and the NSW Government recently announced a 50% land tax discount for new housing projects delivering purpose-built rental units over specified thresholds and managed under unified ownership.</li> </ul>

Organisation	Comment
	<ul style="list-style-type: none"> <li>• <b>Land Lease</b> - Also known as a ground lease, a land lease is an arrangement in which a landowner — the lessor, rents out the land to a tenant or the lessee. A land lease can be used to purchase a home plus land or simply to purchase land you plan to develop later. In a land lease community, residents only take ownership of their home and enter a 'land lease' for the lot on which their home resides. Residents of the land lease community also gain access to extensive community and recreational facilities, security, maintenance, and privately owned infrastructure as part of their weekly rent. The major challenge with Land Lease is that it is tied to land zoned for caravan parks or manufactured home estates and is not permissible in the general residential zones.</li> </ul> <p><b>5. Council to maintain the current community and social housing level in the Wollongong City Council LGA (7.4%) and work with NSW Land and Housing Corporation on further renewal projects</b></p> <p>We recognise that the Wollongong City LGA has ample social housing, with some 6,700 dwellings owned and managed by NSW Land and Housing Corporation (LAHC), representing 7.5% of the total housing stock. Whilst this is substantial, we recognise that there are 3,000 people on the social housing waiting lists, which indicates an undersupply of nearly 2,000 dwellings.</p> <p>Recognising that the Housing Strategy states that there has been a recent increase in the demand for social and more affordable housing, we believe that the current housing affordability crisis will continue for those on lower incomes or those persons with a disability.</p> <p>We support the options presented in the Strategy to address housing affordability, including using any Council operational land parcels suitable to be leased for the provision of affordable housing. This approach has been applied successfully at projects in the Shoalhaven City LGA, the City of Sydney LGA and the Willoughby LGA.</p> <p>Council should also work with LAHC on the planned renewal of key sites such as Bellambi Point, which could provide a greater mix of private and affordable rental but also maintain the current amount of social housing dwellings at the existing site. This outcome was achieved with the proposed redevelopment of the LAHC mixed tenure project in the Wollongong CBD that included social dwellings, affordable rental managed by the Housing Trust and private dwellings delivered by <i>Traders in Purple</i>.</p> <p>Whilst the Housing Strategy contains several measures to address homelessness, we believe that, as a minimum, Council should maintain their current social housing stock and work with LAHC on a renewal program to yield further housing mix at older LAHC sites in the Wollongong City LGA.</p> <p><b>6. Council to investigate strategic sites in the Wollongong City LGA that have the potential for additional housing</b></p> <p>UDIA is aware that there are several strategic sites where renewal could occur to allow further opportunities for housing. These include:</p> <ul style="list-style-type: none"> <li>• Flinders Street B6 zoned land (250 dwellings);</li> <li>• University of Wollongong Northfields Precinct (1,000 dwellings);</li> <li>• Wollongong Hospital and Health Precinct (Dwellings TBC);</li> </ul>

Organisation	Comment
	<ul style="list-style-type: none"> <li>Review of FSR and height limits in the R3 Residential Zones (Dwellings TBC);</li> <li>Assessment of Warrawong and Dapto town centres to identify further dwelling potential; and</li> <li>Assessment of specific site planning changes at Port Kembla School and WDURA Stage 1 and 3 to yield higher dwellings.</li> </ul> <p>The Housing Strategy should require Council to work with the key landowners and stakeholders to investigate the potential renewal of these sites to provide a broader range of housing, especially if market conditions change and current proposed strategies do not materialise as planned.</p> <p>These sites could become potential “backup” housing solutions, especially if housing demand rises rapidly in response to a significant investment in economic and employment-generating development at Port Kembla in the next five years, which may include a combination of the following significant uses (new cruise passenger terminal, a major naval base and/or manufacturing and storage facility).</p> <p><b>7. Council to acknowledge that the commercial floorspace target for the Wollongong CBD is unrealistic and that land should not be “sterilised” for commercial uses only and should contain more mixed uses</b></p> <p>UDIA contends that the predicted commercial floorspace for the Wollongong CBD by 2041 (213,625 sqm), as presented in Table 14 of the draft <i>Wollongong and Business Centres Strategy 2022</i>, is highly aspirational and unlikely to be achieved.</p> <p>UDIA considers that Port Kembla has the most potential for job growth in response to DPE’s review of the Structure Plan. And with changes induced by Covid, there will be a lesser demand for commercial open space in the Wollongong CBD.</p> <p>UDIA contends that land zoned B3 Commercial Core in the Wollongong CBD should not be sterilised for commercial uses only. Council should assess the option to provide buildings with more mixed uses with retail/commercial below and residential on top similar to what has occurred in the Campbelltown CBD</p> <p><b>8. That Council works to improve the precinct planning process to support faster approval timeframes</b></p> <p>NSW is widely recognised as having Australia's slowest and most complex planning system. The <i>Productivity Commission White Paper 2021</i> found that greenfield subdivision determinations take 23% longer than in the next slowest state. The NSW planning system fails to plan for and deliver strategic priorities, including the release of land for development, the coordination of enabling infrastructure, and timely development approval.</p> <p>In May 2021, we provided a submission on the Council’s neighbourhood planning process, which creates another layer of assessment that has no statutory basis, resulting in increased timeframes and developer costs. Again, we urge Council, through the new Housing Strategy, to abandon the current developer-managed neighbourhood planning process in favour of a Council-led precinct planning approach that allows for upfront industry engagement followed by a contribution from each applicant once a DA is approved. We believe this process is more efficient for delivering what Council wants for a precinct matched against what can feasibly work covering land use and service infrastructure.</p>
Shelter NSW	Shelter NSW recommends Council:

Organisation	Comment
	<ol style="list-style-type: none"> <li>1. Collaborate with local charities and NFPs delivering front-line support services to homeless people and families in housing crisis, to deliver a local Council policy/protocol on homelessness in public spaces</li> <li>2. Consider funding a Council homelessness officer, specifically trained in mental health first aid, to deal with rough sleepers</li> <li>3. Present the following figures to State Government, particularly LAHC, and pin-down commitments to augmenting social housing stock in Wollongong as part of the future Illawarra-Shoalhaven city region and broader Metropolis: a) 26,526 dwellings being social housing by 2041 in Illawarra-Shoalhaven City (10% of all housing stock advocacy point) b) An additional 17,000 social housing dwellings (constructed or acquired) by 2041 in Illawarra-Shoalhaven City</li> <li>4. Ask for underpinning cost-benefit analyses, business cases, and tender documents to accompany rezoning and Development Applications for public housing renewal projects proposed by LAHC and other social housing providers, to ensure the maximum public benefit is being derived from “social mix” approaches to renewing public housing estates a) Ask these same business case questions of TAHE, Landcom, TAFE, School Infrastructure NSW, Crown Lands, and other State agencies when they are proposing rezonings and Development Applications on publicly-owned land for residential purposes.</li> <li>5. Advocate to State Government for Affordable Rental Housing in addition to social housing – not instead of it – when it comes to renewing public housing estates and developing on public land for residential purposes</li> <li>6. Lobby LAHC to: <ol style="list-style-type: none"> <li>a) distinguish between “social” and “Affordable Housing” targets to ensure both are not combined into the same target group</li> <li>b) commit to substantially higher targets for social and Affordable Housing on public housing renewal sites (ie more than 30% social housing and at least 15% Affordable Housing (rental or shared equity product)</li> <li>c) preserve public land and public housing (i.e. more than half of land should remain in public ownership),</li> <li>d) stage development so as to minimise the displacement of tenants</li> </ol> </li> <li>7. Support/refer to the <i>Compact for Renewal</i> and recommendations in our <i>Public Housing Renewal in the Illawarra</i> paper Advocate specifically for principles outlined in our <i>Public Housing Renewal in the Illawarra</i> paper to be adopted by DCJ, AHO, and LAHC <ol style="list-style-type: none"> <li>a) generate significant commercial/industrial investment (or favourable changes to planning rules for floor area and height of building controls in E-, B-, IN- zones), and</li> <li>b) induce local/regional demand for housing by new or augmented workforces</li> </ol> </li> <li>8. Clarify the actual number of Affordable Rental properties in the LGA in order to set meaningful, trackable targets for increasing Affordable Rental products</li> <li>9. Advance the work for implementing Affordable Housing Contributions Schemes and, by extension, add an Affordable Housing clause into LEP 2009</li> <li>10. Collaborate and work with ACHPs and CHPs (e.g. the Housing Trust) to deliver on the outcomes of the LHS, particularly in the creation and rollout of Affordable Rental Housing policies</li> </ol>

Organisation	Comment
	<ol style="list-style-type: none"> <li>11. Aim for a higher AHCS contributions rate in the order of 10-15%, to align with GCC <i>Six Cities Discussion Paper</i> targets</li> <li>12. Lobby GCC and DPE to waive viability tool testing ordinarily undertaken by Councils for AHCS contributions rates, especially when the proposed rates sit within the 10-15% range</li> <li>13. Expand scope of AHCS contributions to include any major rezoning activity which would: <ol style="list-style-type: none"> <li>a) generate significant commercial/industrial investment (or favourable changes to planning rules for floor area and height of building controls in E-, B-, IN- zones), and</li> <li>b) induce local/regional demand for housing by new or augmented workforces</li> </ol> </li> <li>14. Where Affordable Rental Housing is being delivered by or on behalf of Council under the AHCS, this Affordable Rental Housing shall be set at affordable rents in-perpetuity</li> <li>15. Include stronger provisions in Council's existing Planning Agreements Policy to set the nexus between: <ol style="list-style-type: none"> <li>a) the delivery of Affordable Rental Housing through Planning Agreements, and</li> <li>b) developments and rezoning activities that would otherwise be captured by a future AHCS</li> </ol> </li> <li>16. Review viability of certain land zone typologies (e.g. R2 land domination in Helensburgh) to further the objectives of infill and mixed use development and adhering to Urban Growth Boundaries</li> <li>17. Establish consistent criteria and application of Urban Growth Boundaries for the LGA. Application of such Boundaries shall also include 'last-resort' criteria on how and why these Boundaries can be encroached</li> <li>18. Seek advice/resources (data, human capital) from DPE and GCC in setting, creating, and maintaining Urban Growth Boundaries for the broader 6 cities Metropolis vision</li> <li>19. Work closely with State Government agencies to identify and promote suitable infill sites for social housing</li> <li>20. Clarify the development fees incentives structure for CHPs, SHSs, and Specialist Disability Accommodation Providers delivering Affordable Rental Housing, crisis accommodation, and accessible housing: a) Utilise a place-based approach to waiving fees and encourage greater uptake of delivering these housing and accommodation options in infill locations</li> <li>21. Align with and build upon indicative targets outlined in the GCC <i>Six Cities Discussion Paper</i>, namely: a) new housing delivered within 800m of a strategic centre or transport hub shall be predominantly (meaning more than 60%) non "dwelling houses" per the SILEP Dictionary definition and indeed be delivered as multi-dwelling housing, residential flat buildings, shop top housing, boarding houses, and other residential accommodation types that are non single-occupancy, detached in built form</li> <li>22. Adopt firm and trackable non "dwelling house" targets in Urban Release Area plans.</li> </ol>

Organisation	Comment
	<p>23. Stipulate that a methodical audit of potentially suitable Council-owned buildings, community and operational lands for the purposes of non-market housing and crisis accommodation will be undertaken by Staff with report(s) to be delivered to Council by x timeframe a) Work closely with CHPs, Aboriginal CHPs, and Specialist Homelessness Services when undertaking this audit to determine site suitability</p> <p>24. Scope existing or feasible-to-acquire Council-owned land for community land trust models</p> <p>25. Examine and adopt other innovative housing initiatives referenced in the <i>Local Government Housing Kit</i></p> <p>26. Request the NSW Department of Planning to opt the Wollongong LGA into the <i>Housing SEPP 2021</i> for regulating STRA, specifically seeking:</p> <ul style="list-style-type: none"> <li>a) exempt use of STRA to be no more than 180 days per year, or</li> <li>b) exempt use of STRA to be no more than 90 days per year</li> </ul> <p>27. Research and monitor the local impacts of STRA use on matters such as socio-spatial disadvantage, rental affordability, workforce attraction/retention, and tourism</p> <p>28. Advocate to State government on allowing alternative legislative approaches to addressing STRA impacts on housing stock (i.e. flexible application of day and/or density caps), after conducting local research and monitoring</p> <p>29. Request DPE to incorporate a metric for tracking housing stock attrition rates due to conversion of dwellings to STRA into the Illawarra-Shoalhaven Urban Development Program, as part of the UDP's remit in monitoring the land and housing pipeline.</p>
<p>Building Designers Association of Australia - Illawarra</p>	<p>BDAA is Australia's Leading National NFP Peak Body Representing the Building Design Community. This submission is made on behalf of the Illawarra Chapter of the BDAA in response to Wollongong Council's Draft Wollongong Housing Strategy 2022.</p> <p>BDAA is committed to working towards the United Nation's Sustainable Development Goals, established in 2015. Any future housing strategies should prioritise sustainable growth and development. Relevant to the Wollongong LGA this includes, but should not be limited to:</p> <ul style="list-style-type: none"> <li>– Minimising all development on the Escarpment and preventing any unnecessary expansion into forested areas.</li> <li>– Ensuring that comprehensive surveys of biodiversity are undertaken prior to any development proposals.</li> <li>– Efforts should be taken to not only minimise adverse impacts on the environment but to also enhance habitats and biodiversity of flora and fauna.</li> <li>– There should be a minimum of 3 – 4 trees to all single lot developments with integrated landscape surrounds.</li> <li>– Given that the population in the Wollongong LGA is set to increase by 56,661 additional persons by 2041 a focus on healthy lifestyles, social interactions and community cohesion should be paramount. To address these aspects, we advise that:</li> <li>– Vibrant and diverse town centres with appropriately scaled medium unit developments be prioritised over high rise apartment complexes.</li> </ul>



Organisation	Comment
	<ul style="list-style-type: none"> <li>– These town centre should be linked by pathways, cycleways, and vehicle friendly roads. However, efforts should be taken to minimise vehicle traffic by maximising public transport and capitalising on alternative energy transport opportunities.</li> <li>– Public spaces should be retained and the provision of indoor and outdoor spaces for passive and non-passive recreation should be prioritised.</li> <li>– There should be a focus on design quality rather than quantity.</li> <li>– Designs, including materials and colour selections should be reflective of local character and heritage.</li> </ul> <p>The option of lifestyle pavilion homes on single lots with flexible layouts of 3 – 4 dwellings should be explored. These homes would be self-contained and could be combined for use together or separated as need be. There could be private courtyard space and common courtyard space for use by the occupants. The dwellings could be utilised as multi-generational housing or blended and rented out individually, however, would be under a single title and individual sale of each residence would not be permissible, it would remain a single lot.</p> <p>It could also have the following benefits:</p> <ul style="list-style-type: none"> <li>– Catering for an aging population and easing the burden in aged care. Smaller dwellings could serve as accommodation for elder generations within a family, facilitating their independence while ensuring they have nearby support. Studio dwellings could also allow for live in care.</li> <li>– Smaller dwellings could provide more affordable housing. This could ease financial burdens for students, elderly, and low- and middle-income earners.</li> <li>– Reducing financial strain on homeowners. Having a large primary dwelling with smaller detached dwellings that could be rented out could provide an additional stream of income.</li> </ul> <p>Future housing strategies should also consider the following:</p> <ul style="list-style-type: none"> <li>– Development on smaller lot sizes than 600 square metres should be permissible if development objectives and controls are achieved or have merit.</li> <li>– Two storey or loft attics should be permissible to rear of sites if objectives can be achieved.</li> <li>– Landscape plans should be required for all dual occupancy, multi-dwelling, and unit developments.</li> <li>– All estate subdivisions should be required to apply an infrastructure approach similar to that of Tullimbar Estate.</li> <li>– All housing should aim to be accessible.</li> <li>– - All housing should achieve a 7-star minimum towards net zero.</li> </ul>
Regional Development Australia (RDA) - Illawarra	<p>This is the first major revision of the Housing Strategy in sixteen years and is timely given the immediate, acute and chronic housing crisis in Wollongong and throughout the Illawarra. Wollongong has considerable opportunity for jobs and economic growth over the next twenty years, but delivery of infrastructure – including residential developments – and operation of facilities relies on a supply of labour. That labour will require homes, and the need is immediate.</p> <p>Wollongong has an acute and chronic shortage of dwellings. This is a social and economic issue, which may lead to increased levels of mortgage and rent ‘stress’ as well as delaying or diminishing the economic growth of Wollongong due to</p>

Organisation	Comment
	<p>deferral of major infrastructure investment and a reduction of internal and overseas migrants to the city.</p> <p>RDA Illawarra supports the National Housing Accord proposed in the Federal Budget, but action on this will not begin until mid-2024 and there is no guarantee that it will result in dwellings being constructed in the Wollongong region. <b>There exists an immediate demand for housing</b>, as well as a longer-term requirement that must be satisfied.</p> <p>The Illawarra – with Wollongong as its Regional City – faces considerable opportunity for investment over the next twenty years, with over twenty-five major infrastructure projects either approved, planned, underway or in late conceptual development. The list includes projects in healthcare, power generation, renewable energy (including wind energy and hydrogen), road and rail, advanced manufacturing, the visitor economy, housing and community developments.</p> <p>Delivery of this infrastructure will require a workforce of over 2,500 construction workers (peaking at over 3,000) from the start of 2024 until 2027 – in addition to the current ‘baseload’ of work. The workforce demand increases again in 2028, rising to a requirement of over 4,000 direct construction workers through to 2031.</p> <p>Wollongong has an acute and chronic shortage of dwellings for sale and, especially, for rent. This is a social and economic issue for the region, which will lead to increased levels of mortgage and rent ‘stress’ as well as delaying or diminishing the economic growth of Wollongong due to deferral of major infrastructure investment and a reduction of internal and overseas migrants to the city.</p> <p>Although house prices in the region have fallen more than 6% in the past quarter, they are still 8% higher than twelve months ago, and increased mortgage interest rates add more than \$13,000 a year to the repayments on a median-priced property in the Illawarra.</p> <p>Lack of housing supply and higher prices for purchase and rent can be a considerable disincentive to living in the region – especially for those on lower-than-average wages or salary. Even those that can afford to purchase or rent face a tight supply of suitable dwellings.</p> <p>Recent Budget announcements by the Australian Government regarding affordable housing are welcomed by RDA Illawarra, but they do not begin to deliver housing until mid-2024 – which is too late for the immediate needs of the region – and there is no guarantee that homes will be built in Wollongong.</p> <p>It has been sixteen years since the last revision of the Housing Strategy. It is recognised that significant analysis and consultation is required in developing the Strategy, but this seems a long time for such a critical area – despite the “foundations of the 2006 Housing Strategy remaining relevant”. The impression is that not enough is being done, nor fast enough.</p> <p>The 2022 Draft Housing Strategy indicates that – at current, and recent historical rates - supply of dwellings in Wollongong will not match demand over the next 20 years. RDA Illawarra remains optimistic that actions noted in the Housing Strategy and a streamlined and simpler Development Application (DA) process can accelerate completions. This is vital as demand greater than supply does little to reduce market prices of dwellings or provide accommodation for the immediate</p>

Organisation	Comment
	<p>influx of workers required to deliver planned infrastructure projects over the next five years</p> <p>RDA Illawarra welcomes the WCC Housing Vision, especially a focus on diversity and smaller, adaptable housing. Whilst prioritising increased density along existing transport routes is sound, RDA Illawarra would like to see public transport improved throughout Wollongong, enabling higher density housing to be established more broadly.</p> <p>Protection of the Escarpment, waterways and reducing the risk of development in flood and fire-prone areas are all sensible strategies – especially given recent events in the region and within NSW.</p> <p>Council is urged to continue its leadership in advocacy with the NSW State Government for more funding, land and review of regulations that will facilitate the completion of more dwellings, in greater variety, and faster.</p> <p><b>Homelessness and Emergency housing</b></p> <p>RDA Illawarra welcomes the proposal to waive Development Application fees and Development Contributions under specific conditions that will encourage the delivery of Homelessness and Emergency housing.</p> <p><b>Accessible housing</b></p> <p>Similarly, RDA Illawarra welcomes the proposal to waive Development Application fees and Development Contributions under specific conditions that will encourage the delivery of Accessible housing.</p> <p><b>Affordable Rental Housing</b></p> <p>Again, RDA Illawarra welcomes the proposal to waive Development Application fees and Development Contributions under specific conditions that will encourage the delivery of Affordable Rental housing.</p> <p>The introduction of an Affordable Housing Development Contribution Scheme as a ‘Provide-or-Pay’ option for the provision of Affordable housing by developers is also welcome.</p> <p>The proposal to use council land for affordable housing is also a sound strategy, as is potential partnerships between council and other parties to deliver affordable rental housing.</p> <p><b>Social Housing</b></p> <p>This is an area of significant concern, given the 5-10 year waiting list for a dwelling. Whilst WCC has secured a Collaboration Agreement with the Housing Corporation, RDA Illawarra feels more could be done to reduce the sizeable waiting list, and some suggestions are outlined below.</p> <p><b>Short-term impact</b></p> <ul style="list-style-type: none"> <li>– Allow for the construction of suitable temporary dwellings on council or private lands</li> <li>– Maximise use of vacant homes and encourage property owners to transition from short-term lets to longer term rental</li> <li>– Simplify and streamline the approval process for land and dwelling development</li> </ul>

Organisation	Comment
	<ul style="list-style-type: none"> <li>– Permit the conversion of larger homes into dwellings for multiple tenants. This has the advantage of increasing housing density within the existing building envelope but without changing the character of the local area – retaining the ‘village’ feel desired by many residents</li> <li>– Review the need for ground floor commercial premises in ‘shop-top’ developments.</li> </ul> <p><b>Medium to Long-Term Impact</b></p> <ul style="list-style-type: none"> <li>– Assess the potential for use of council-owned land for dwellings, with a focus on Social housing and construction of Affordable Rental. Consider this as a council-funded project or in partnership with others</li> <li>– Partner with local employers and investors to build suitable accommodation. Providing suitable dwellings makes the region more ‘marketable’ to potential residents and would promote Wollongong as a ‘Region-of-Choice’ for skilled and key workers</li> <li>– Encourage more median density housing around transport hubs (stations) and along established public transport routes</li> <li>– Develop the regional public transport system to deliver a ‘30—Minute City’ that does not require different housing density depending on location, i.e. a variety of housing types and densities is possible anywhere, connected by a world-class public transport system</li> <li>– Incentivise developers and investors to accelerate completion of dwellings; this could be progressed in partnership with the State Government.</li> </ul> <p><b>Planning and Monitoring</b></p> <p>As noted in the Housing Strategy, public awareness and information is critical in gaining support for what some residents may consider ‘radical’ changes required to overcome the current and on-going housing crisis in Wollongong and the Illawarra. Council should engage its communications expertise to create and deliver an awareness campaign to</p> <ul style="list-style-type: none"> <li>– create majority public support for the changes that are required to deliver suitable homes in the region</li> <li>– Continue to monitor &amp; report housing both dwelling completions as well as approvals – and always report the two together. As data from <i>housing.id</i> illustrates, completions lag approvals by months – or years – and approval does not always lead to completion.</li> <li>– Simplify and streamline the planning process to remove barriers to faster completion of dwellings</li> <li>– Undertake more frequent reviews of housing strategy and plan to implement faster. Despite the actions proposed in this Housing Strategy being “prioritised,” they “will occur over multiple years.”</li> </ul>

#### Community Groups and Organisations

Community group	Comment
Corrimal Community Action Group Inc (C CAG) submitted	Proforma letters recorded as 60 individual submissions, as individually signed with addresses

Community group	Comment
(1) 44 proforma letters (2) 16 proformas letters	
Corrimal Community Action Group Inc (C CAG) 3	<p>Corrimal Community Action Group Inc (C CAG) wishes to oppose those parts of the Draft Wollongong Housing Strategy (DWHS) which propose significant intensification of residential development, both in the Town Centre and especially in the R3 zoned areas of Corrimal and East Corrimal between Memorial Drive and Pioneer Road.</p> <p>Background to traffic issues</p> <p>The area within the 2518 postcode area, and surrounding suburbs, face significant and worsening traffic congestion, declining pedestrian and cyclist safety, and parking issues. For Corrimal, Railway Street is the only east/west thoroughfare enabling traffic to move from the foothills of the Escarpment through Corrimal Town Centre to the beach via Murray Road. This is an important evacuation route in times of disaster, particularly fire on the Escarpment.</p> <p>Recent TfNSW traffic figures have shown that traffic on Railway St grew by over 50% between 2018 and 2021 which contrasts with Council's predicted growth of 20% between 2018 and 2028. It is not acceptable that Council proceeds with development proposals based on such out-of-date figures for such a critical input to planning.</p> <p>One of the factors that must be taken into account, in explaining the increased traffic on Railway St, is the pressure on Towradgi Rd and Rothery St at peak times. Towradgi Rd exceeds capacity much of the day, as does Rothery St at school drop-off and pick-up times. Parents should be able to allow their children to walk or cycle to school. However, because of the heavy traffic and lack of controlled pedestrian crossings on Towradgi Rd, Rothery St and Railway St, this is not feasible. What we face is a city that is fast becoming no longer liveable.</p> <p>This traffic situation is a response to the very poor public transport system serving the Corrimal area. The nearest stations that provide a frequent north/south service are North Wollongong and Thirroul. Services at the in-between stations are hourly, and bus services along Railway St are even further apart. It is also extremely challenging and time consuming to get from Corrimal to, say, Figtree by public transport. For this reason, people opt to drive around Wollongong and many commuters drive to Thirroul, Waterfall, Heathcote, or even Sutherland to speed-up their commute to and from Sydney. Given that around 40% of Wollongong workers commute out of the area for work, this presents a significant load on our roads and cost to commuters.</p> <p>These three major east/west routes in the Corrimal area cannot cope with more traffic. We have a number of reasons for opposing the following proposals in the DWHS, but the stand-out reason is the inability of our road system, and Railway St in particular, to safely and efficiently carry more traffic.</p> <p>Specifically, we oppose:</p> <ol style="list-style-type: none"> <li>1. p.18 of the DWHS, 6a. Implementation – (Draft Planning Proposal) Land Use tables dot point 2, "Amend R3 Medium Density Residential zone to remove</li> </ol>

Community group	Comment
	<p>dwelling houses as a permissible land use, to encourage additional residential development, rather than a 1:1 dwelling replacement."</p> <p>2. p.20 of the DWHS, Height of Buildings Map, dot point 1, "Review the building heights in the R3 Medium Density Residential zone and increase where appropriate."</p> <p>3. p.21 of the DWHS, 6b. Review and update DCP controls, dot point 6, "Reduce car parking requirement for small units...from 0.75 spaces per dwelling to 0.5 spaces per dwelling."</p> <p>Transport, traffic and parking impacts</p> <p>These three proposals will dramatically increase the population density in the R3 zoned area of Corrimal/East Corrimal, as is the intention. The consequence of this will be a significant increase in road traffic and demand for street parking. This will result in increased congestion, travelling times, air pollution, frustration, accidents, and danger to pedestrians and cyclists. Another unintended consequence is likely to be a negative impact on business in the Corrimal Town Centre due to traffic congestion and lack of parking. People are already choosing to shop at Fairy Meadow or Bulli, where parking is more available.</p> <p>On 23 November 2022, C CAG put a series of questions about these proposed changes to the R3 zoning in the Corrimal area, to Council. When we asked, "What additional transport services will be provided for Corrimal/East Corrimal to cope with increased traffic on Railway St and Pioneer Rd?" we were told it will be dealt with by a Master Plan for the precinct required by the State Government of the Coke Works developers. Surely it is quite inappropriate to rely on a developer to solve such entrenched transport and traffic issues facing this part of the city. We were also told any adjustment to the rail timetable will only come with increasing demand. A chicken or egg situation, rather than considered planning.</p> <p>In the same set of questions C CAG asked about the untenable situation on Duff Pde outside East Corrimal Public School, given that the R3 zoned area extends south to just past the end of the school. Duff Pde narrows to well under 15m (more like 9-9.5m), just south of Station St, opposite the entrance to the school, making it a very dangerous area for children at drop-off and pick-up times. The answer provided by Council claimed Duff Pde only narrows to 15m at the southern end where the zoning is R2. This is not correct according to the R3 zoning map provided to us by Council, which makes it clear the R3 zone extends south beyond the school boundary.</p> <p>In response to a further question about why Corrimal has been targeted for such significant growth, given its very poor public transport, the response acknowledged that, "while the train service is infrequent, Corrimal is service by bus routes and has at least 3 north-south routes." The bus routes along Railway St have a frequency of approximately every 75 minutes and given their circuitous route, take a very long time to get to Wollongong. North/south bus routes along Princes Highway are not easily accessible to people living east of Memorial Drive. It is not an effective service and will not get people out of their cars.</p> <p>We have included our above queries to Council, and the responses provided, to demonstrate how critical it is, if this city is to remain liveable, that transport, traffic and parking issues be addressed in any residential growth and zoning</p>



Community group	Comment
	<p>strategy for Wollongong. To deal with them separately, and later, is just not going to result in good outcomes or support from the local communities, who are the key stakeholders in this process.</p> <p>Process concerns</p> <p>The first process issue is with communication. We are concerned by the lack of communication with affected residents about this Draft Wollongong Housing Strategy, and earlier significant planning changes. At C CAG's recent Neighbourhood Meeting (27 Nov 2022) about this Strategy, people expressed their concern, and feeling of being discounted, by not hearing directly from Council about these changes. Many had no idea their area had been rezoned to R3 back in 2009, until they received the recent flyer from C CAG. Similarly, the first many knew about the plans for the Coke Works site was via a C CAG flyer in their letterbox.</p> <p>The second is the apparent lack of compassion for our older residents. There are many older, long-term residents still living in this area. They are upset by what a huge increase in population and apartment blocks will mean. They are genuinely concerned about the fracturing of their close-knit community. They fear their homes being surrounded by 4+ storey blocks of apartments, with the consequent overshadowing, disruption, and loss of streetscape. They dread the pressure that will be put on them by developers to sell, as this has happened to some already, and the increased risks involved in walking on the streets - we have no footpaths on many streets - with the big increases in traffic. They have not been contacted by Council. These are the people who have built our community and they deserve to be treated with respect and compassion.</p> <p>We all fear the overshadowing of single dwellings, and our streets being lined with great walls of multi-storey apartment blocks. The character of Corrimal/East Corrimal is a laid-back beachside suburb which houses generations of close-knit families. More recent arrivals, often young couples looking to raise families, and retired people, have come seeking a relaxed lifestyle.</p> <p>Climate Emergency</p> <p>Corrimal already has a low canopy cover. The proposed changes can only result in the loss of most of our mature garden trees, as will be the case for large swathes on the Coke Works site including the EEC in the NW corner opposite Harbinger St. These cannot be replaced. Substitute plantings of immature trees in parklands nearby, and along the streets, while commendable, can do nothing to shade our homes and streets for upwards of 20 years.</p> <p>Furthermore, proposed intensification of residential development, and increasing the footprint of buildings on a block, will seal even more land surface and exacerbate the heat island effect. It will increase run-off and the risk of worsened flooding. It will load our streets with even more vehicles, also increasing the heat island effect. It completely flies in the face of Council's acknowledgement that we are in a climate emergency and even its much-loved Urban Greening Strategy.</p> <p>We therefore respectfully ask that:</p>

Community group	Comment
	<ol style="list-style-type: none"> <li>1. The R3 zoning, in the 2009 Wollongong LEP, for the Corrimal/East Corrimal area be reviewed in the light of current and future transport, traffic and parking constraints, with the view to down-zoning to R2.</li> <li>2. If this does not occur, the proposals to increase height limits, change FSR and prohibit replacement of a single dwelling with a single dwelling, be rejected for the R3 zoned area of Corrimal/East Corrimal, and the target for growth be reviewed in response to local constraints.</li> <li>3. The planning process will be amended to create holistic plans that consider all relevant issues affecting proposals. In this case the DWHS cannot be developed in isolation from Transport and Traffic plans that are based on thorough Origin-Destination Studies for the LGA, and reliable local traffic studies.</li> <li>4. The growth targets for Corrimal be reviewed, before this Strategy is progressed, to bring them in line with what the local infrastructure can effectively support.</li> <li>5. Any growth targets (based on infrastructure capacity) represent a cap on growth, and that this is regularly monitored, reviewed and reported on. Failure to do this is likely to result in run-away overdevelopment.</li> <li>6. The R3 zoning Be more widely distributed throughout the LGA to reduce the impact on one particular suburb, in this case Corrimal, to protect the suburbs north of Bulli. There are pockets in each of these northern suburbs that could accommodate well designed intensified development, and so create greater diversity of housing across the LGA.</li> <li>7. Any decisions about changes to building height, FSR and zoning in the Corrimal Town Centre be delayed until traffic and parking issues there are resolved.</li> <li>8. The amended Wollongong Housing Strategy reflects good holistic planning principles, which respond to the constraints of the Corrimal area, while providing for local jobs and infrastructure to support any growth.</li> <li>9. Plans for changes in our community be directly, clearly, and simply communicated to all affected residents, in a compassionate and respectful manner.</li> </ol> <p>Conclusion</p> <p>The Strategy will have major, long-term impacts on the community of Wollongong. Some will be positive, such as: strengthening protection from residential development for the Escarpment Conservation Area and Water Catchment; reducing future development in highly flood prone areas; retaining industrial zoned land for employment opportunities; focusing on affordable, smaller, and/or adaptable housing located throughout the LGA; and reviewing the controls to increase sustainability and energy efficiency of homes. We applaud these, with one significant reservation. Increasing the supply of homes does not guarantee they are affordable to either purchase or rent. This model has failed.</p> <p>For the people in and around Corrimal/East Corrimal this is a terrible plan. It is the concentration of very dense development that takes away some of their</p>

Community group	Comment
	rights and certainly much of their quality of life, without even paying lip service to addressing the necessary improvements in infrastructure, that is our real concern.
Thirroul Village Committee	<p>The Thirroul Village Committee (TVC) would like to make the following submission in relation to the Wollongong Draft Housing Strategy. The draft Housing Strategy has built upon strong foundations – Housing Strategy of 2006. Things have changed over the last 16 years, hence the need for an updated strategy. The Housing Strategy is looking at future housing needs and takes into consideration the need for a variety of housing to accommodate a range of people from varying backgrounds such as those with disabilities, Indigenous, seniors, homeless and disadvantaged to name but a few.</p> <p>Being the TVC we concentrated on the impact this strategy would have on Thirroul, even though we acknowledge that the strategy covers the whole LGA. We note that this strategy dovetails into the draft Retail and Business Strategy currently on exhibition upon which we have made a submission.</p> <p>The draft Housing Strategy has identified the need for a greater mix of housing choices. This includes smaller dwellings, more affordable dwellings and more take up of R3 Medium Density development. However, it was pleasing to see that Council has publicly identified that this needs to be balanced against limits to additional housing in some parts of the LGA due to “environmental and infrastructure constraints”. These include:</p> <ul style="list-style-type: none"> <li>• The Illawarra Escarpment Foothills (Farmborough Heights to Stanwell Park) – decrease residential development potential due to environmental constraints. The TVC considers that this to be a sound suggestion given the obvious impact of climate change on the area. Given the recent La Nina there has been increased coastal erosion and flooding, especially of properties located close to the many creeks around Thirroul.</li> <li>• The Northern Villages (north of Thirroul to Stanwell Tops) – decrease residential development potential due to environmental and infrastructure constraints. By infrastructure constraints we assume Council is referring specifically to Lawrence Hargrave Drive (LHD). Is this correct? LHD is the only road that services all of the Northern Illawarra from Thirroul to Stanwell Park. Over 15,000 people reside along its 20km length, with about half in Thirroul. LHD has slowly evolved from a horse bridle track to a two-lane arterial road with two narrow bridges. The Bulli Pass Bridge, opened in 2010, marks the southern end of LHD. The second, 1km north, is called the Overhead Bridge and crosses the main south coast rail line in the centre of Thirroul. Both bridges lack convenient bypasses. Traffic flow stops if either is blocked. Tourism and development have led to a steady increase in road user numbers. Traffic is often slow and backs up in and around Thirroul during weekday peak hours, on Saturday mornings and especially summer Sunday afternoons. This can involve over a kilometre of stationary vehicles. Limits to subdivision approval and overdevelopment is a must if the northern villages are to survive and thrive. However, it was with interest that we noted that the “northern villages” did not include Thirroul, which is just as restricted by the constraint of LHD as those more northerly suburbs. It appears that Council has only proposed a consequential change in minimum lot sizes in</li> </ul>

Community group	Comment
	<p>these “Northern Villages”. Perhaps this needs to be reviewed to take in Thirroul.</p> <p>Over the years the TVC has highlighted that the constraints imposed by LHD creates a lack of prompt, reliable emergency services to Thirroul and the “Northern Villages”. In fact, this issue was identified by the Wollongong Planning Panel (WLPP) of 13 February 2019 which suggested to Council that “a holist review of the cumulative impact of future development capacity aligned with that of the road network should be facilitated by Council and include engagement of the local community.” Perhaps the time is right to have another serious look at traffic, with a view to identifying an appropriate secondary route to and from Thirroul. The TVC would be happy to work with Council on this issue.</p> <p>Was there any reason why Council did not include recognition of the infrastructure constraint posed by Lawrence Hargrave Drive in the Draft Retail and Business Strategy?</p> <p>It was interesting to note in the Draft Retail and Business Centres Strategy that there is a resurgence of traditional high streets and centres (pg. 27). In the draft strategy Thirroul Town Centre was mentioned as being a village offering consumers ‘lifestyle’ or ‘experience’ retailing (pg. 31). As many are aware this is part of the charm of Thirroul. Centres like Thirroul need to remain open, accessible and inviting in order to thrive.</p> <p>The draft Housing Strategy proposes the modification of the planning controls for housing in town centres where there is more capacity for development. Review the floor space ratio and building height limits is proposed to increase the opportunity for shop top housing. The floor space ratio and building height will need to be defined for each centre. It is proposed that centres with adequate public transport will be a higher priority for review. One would hope that this would not include Thirroul. Given the recent refusal by the Commissioner Dickson of Land and Environment Court (LEC) of the planned redevelopment of the Thirroul Plaza site, which included the construction of 77 residential shop top units, perhaps a different approach is needed for Thirroul. In her Judgement Commissioner Dickson gave three main reasons for refusal and these are relevant to issues that Council has raised in the draft Housing Strategy:</p> <p>“That the built form of the development is incompatible with the desired future character of Thirroul Village Centre as detailed in Chapter D12 of DCP 2009 ....</p> <p>the proposed development application will have a detrimental impact on the heritage significance of the Illawarra Escarpment Heritage Conservation Area (Escarpment HCA)</p> <p>that the acoustic assessment fails to provide sufficient information to evaluate the likely impacts of the operation of Anita’s Theatre on the proposed residential development ...”</p> <p>The Judgement leaves no doubt the importance of Chapter D12 as a reference document that should be kept in place. Chapter 12 clearly articulates the role of the centre as an economic and cultural hub through enhancing the existing character of Thirroul and further that any new developments should contribute to the desired streetscape character of the Village Centre. Should Council wish to review this document we ask that Council consult with the TVC. Further, it was suggested on page 23 that to implement the draft Housing Strategy a review of</p>

Community group	Comment
	<p>certain chapters of the DCP was necessary. This included Chapter D1, Character Statements. Clause 3.14 on Thirroul is still relevant and, given the recent refusal of the Thirroul Plaza by the LEC, this character statement, like Chapter D12, remains as pertinent as ever.</p> <p>The importance of the Heritage listed Illawarra Escarpment is also of note and adds weight to Council's concern about development on and near the escarpment. We commend Council for highlighting the importance of the escarpment and the desire to retain it as a conservation area, with limited opportunity for additional dwellings.</p> <p>It was noted in the Draft Retail and Business Centres Strategy that Council wants to see a vibrant night time economy across the LGA. Having residences so close to venues such as Anita's and The Beaches Hotel would no doubt cause friction and could, ultimately lead to severe restrictions on their operations, or even closure of these venues. It is important that the success of existing businesses is recognised when developing a Housing Strategy.</p> <p>It was encouraging to note the recommendation that a building height limit of single storey be imposed on rear dual occupancy dwellings in the R2 Low Density Residential Zone. This is something that the TVC been concerned about for some time. A number of residents have approached us for assistance as they believe a rear two storey dwelling has a negative impact on their property in terms of solar access, overshadowing and privacy. Any change to this is positive.</p> <p>In order to increase housing choice across the LGA it was noted that Council proposes introducing a number of planning controls to allow the development of smaller housing types (pg. 16). The TVC would like to comment upon a couple of these proposals, namely:</p> <ul style="list-style-type: none"> <li>• In the R3 Medium Density Residential zone, removing the opportunity to replace a single dwelling house with another single dwelling house. Council believes that the number of dwellings on each property needs to increase. The TVC can see the reason for this however, we believe that people should still be able to build a single dwelling should they wish. For example, should their home be destroyed by flood or fire and need to be rebuilt the owners should have the ability to build the same as there before, without having to build a second dwelling on the site. Some may not be able to afford the cost of subdivision or construction of a secondary dwelling. Maybe the correct approach would be to <u>encourage</u> people to build more than one dwelling on the block.</li> <li>• Council proposes to review the planning controls for dual occupancy and multi-unit housing development, including FSR, building height, site area and site width. The TVC would like to be given</li> </ul> <p>We trust that Council will consider the comments raised by the TVC in this submission. The TVC is happy to work with Council to ensure that a strong and lasting housing strategy is developed.</p>
Keiraville Residents Action Group (Krag)	The Wollongong City Council's (WCC) draft Housing strategy seeks comments on proposals to develop a housing vision and modify planning controls based on a set of initiatives that does not take into account the full thrust of the NSW Government's housing strategy objectives, nor does it address the issues confronting the Keiraville community, maintaining local character and amenity,

Community group	Comment
	<p>as it witnesses the suburb transitioning from a leafy suburb of predominately single dwellings to medium density.</p> <p>NSW Govt Housing Strategy</p> <p>The NSW Government housing strategy 2041 is based on 4 pillars, namely:</p> <ul style="list-style-type: none"> <li>• Supply- set a clear plan for effective management of housing growth in appropriate locations;</li> <li>• Diversity- facilitate a range of choice in housing types that meet the changing needs of people across their life;</li> <li>• Affordability- offer support to vulnerable households who do not have access to safe or secure housing;</li> <li>• Resilience: improve the quality, design and environmental performance of our housing.</li> </ul> <p>Furthermore, the NSW Government Local Housing Strategies proposes Councils should consider options to deliver more diverse and affordable housing, align growth with existing and future infrastructure, provide better access to jobs, services and open space, and enhance local character. It states a place-based planning approach should be used to help achieve great places to live. This approach includes the creation of walkable neighbourhoods that support active and healthy lifestyles, as well as the creation and renewal of great spaces. See <a href="https://www.planning.nsw.gov.au/Plans-for-your-area/Local-Housing-Strategies">https://www.planning.nsw.gov.au/Plans-for-your-area/Local-Housing-Strategies</a></p> <p>Recommendation - It is important to incorporate the additional elements of placemaking, environmental protection, sustainability, infrastructure, community planning and community resilience into the vision statement and strategy.</p> <p>Keiraville Gwynneville Planning Project</p> <p>In August 2015, WCC endorsed, Keiraville Gwynneville Planning Project (KGPP) undertaken by the Keiraville/Gwynneville Community with the support of Council staff. See: <a href="https://wollongong.nsw.gov.au/data/assets/pdf_file/0018/43173/Council-Business-Paper-24-August-2015.pdf">https://wollongong.nsw.gov.au/data/assets/pdf_file/0018/43173/Council-Business-Paper-24-August-2015.pdf</a></p> <p>The KGPP presented a vision statement to Council to use as a guide to the community's aspirations and expectations for the future and to understand the features that the community values and the concerns that they have. In developing a vision for the future the community considered the changing demographics, the closeness to the city centre, the role of the University, and population density pressures.</p> <p>The vision is based on optimising the natural values and character of the area, while planning for future development in a manner than enhances and conserves local values and has a number of themes:</p> <ul style="list-style-type: none"> <li>• Keiraville and Gwynneville are villages with viable shopping centres;</li> <li>• Building styles to reflect village character;</li> <li>• Managing traffic, access for pedestrians and bike riders, and parking pressure;</li> <li>• A connected community with a mix of people;</li> </ul>

Community group	Comment
	<ul style="list-style-type: none"> <li>Valuing the University while retaining our character;</li> <li>Protecting green spaces and heritage.</li> </ul> <p>The plan proposes the development of an implementation strategy and a planning proposal in consultation with the Keiraville community as well as an outline of priority programs and activities. Since the adoption of the plan by Council, a Keiraville Access and Movement study has been undertaken but very little progress has been made beyond that.</p> <p>WCC is urged to proceed with the recommendations when considering changes to the planning controls.</p> <p>Recommendation – That WCC develop a Keiraville/Gwynneville precinct character statement as a matter of urgency in consultation with the Keiraville community as well as initiate a process to develop an implementation strategy as outlined in the Council endorsed KGPP.</p> <p>Specific Responses to draft Housing strategy</p> <ul style="list-style-type: none"> <li><i>Retain the Illawarra Escarpment as a conservation area with very limited opportunity for additional dwellings</i></li> </ul> <p>This is strongly supported</p> <ul style="list-style-type: none"> <li><i>The Fees and Charges Policy be amended to waive Development Application fees for future development applications lodged by registered providers of emergency housing for emergency and temporary housing projects, on sites owned by the provider and where 100% of the dwellings are available for emergency housing for a minimum period of 15 years</i></li> </ul> <p>Supported</p> <ul style="list-style-type: none"> <li><i>Council will advocate for additional State funding to be directed to NSW Land and Housing Corporation for the construction of new social housing dwellings</i></li> </ul> <p>Supported</p> <ul style="list-style-type: none"> <li><i>Introduction of planning controls for new smaller housing products that will increase housing choice</i></li> </ul> <p>Supported if these products are subject to appropriate controls.</p> <ul style="list-style-type: none"> <li><i>Amend the R2 Low Density Residential zone to remove Residential Flat Buildings as a permissible land use which is not an appropriate built form in the low density zone, and is not achievable with a 0.5:1 FSR and 9m height limit</i></li> </ul> <p>Strongly supported.</p> <ul style="list-style-type: none"> <li><i>A building height limit on rear dual occupancy dwellings in the R2 Low Density Residential zone to be single storey</i></li> </ul> <p>Strongly agree.</p> <ul style="list-style-type: none"> <li><i>Review and updating the suburb character statements contained in Wollongong DCP 2009 Chapter D1 Character Statements</i></li> </ul> <p>Supported but needs to be undertaken as a matter of urgency and provide sufficient detail to preserve local character and amenity.</p> <ul style="list-style-type: none"> <li><i>Illawarra Escarpment Foothills (Farmborough Heights to Stanwell Park) – decrease residential development potential due to environmental</i></li> </ul>



Community group	Comment
	<p><i>constraints. An ancillary review of large residential lots in the escarpment foothills is in preparation</i></p> <p>Strongly agree – The R2 zoning behind the suburban block at 14 Cosgrove is a glaring example of a site that needs to be rezoned to an appropriate environmental zone.</p> <p>Increase development potential</p> <p>It is unclear what impact certain proposals will have on Keiraville/Gwynneville residents. Proposals such as changes to dual occupancy, multi-unit housing development planning controls and increasing development potential in locations surrounding the CBD by changing zonings need further examination.</p> <p>The proposal to increase R3 medium density locations into existing town centres, has the potential to be detrimental to the liveability and value of many R2 homes which exist in those areas. Council needs to carefully consider the boundaries of these sensitive areas in consultation with the community to ensure the amenity of existing rate-paying residents is taken into account.</p> <p>The intention of these strategies is to significantly increase the residential growth in these areas. It fails to consider the transport and parking constraints of the smaller village areas which is an ongoing issue for residents of Keiraville. KRAG requests a meeting with planning officers for further explanation of these proposals.</p>
Neighbourhood Forum 5	<p>At its meeting on 7th December the Forum resolved that Council be advised of support for the issues and the vision for the future, not least the aim to preserve our unique character. It also supported the wide range of initiatives to meet the State Government's targets. However, it fails to estimate what each initiative will contribute and is unclear about the priority order for implementing them.</p> <p>Specifically, the Forum believes that Council should:</p> <ol style="list-style-type: none"> <li>1) give top priority to amending the DCP suburban desired future character statements to preserve our unique character – starting with a requirement in all R2 Low Density Residential areas beyond 400m. from a commercial zone or major employer, for dwellings facing the street have the appearance of a detached house;</li> <li>2) give next priority to amend the Local Environmental Plan to reduce the potential of large legacy sites, mostly on the escarpment;</li> <li>3) be far more pro-active in working with communities on detailed changes in their areas.</li> <li>4) give consideration to the more detailed responses set out in the table which follows.</li> </ol>

NF5 table

	Council Proposal	Response
	Minimum site area standard of :	
1	300m2 in the R2 Low Density Residential zone in the coastal areas,	Marginal impact - fsr and setbacks far more critical
2	400m2 in the R2 Low Density Residential zone in the Escarpment Foothills	Marginal impact - fsr and setbacks far more critical

	Council Proposal	Response
3	200m2 in the R3 Medium Density Residential	Marginal impact - fsr and setbacks far more critical
		Three sub-zones of the R2 zone preferred
	Dual occupancy minimum site area of :	
4	600m2 in the R2 Low Density Residential zone coastal plain area with a floor space ratio of 0.4:1,	Coastal plain needs definition; fsr should be 0.3:1
5	800m2 in the R2 Low Density Residential zone in the Escarpment Foothills with a floor space ratio of 0.4:1	Escarpment foothills need definition; fsr should be 0.3:1
6	400m2 in the R3 Medium Density Residential zone with a floor space ratio of 0.5:1	Minimal, but probably negative, impact
		Three sub-zones of the R2 zone preferred
	Multi dwelling housing minimum site area standard of :	
7	900m2 in the R2 Low Density Residential zone coastal plain area for 3 single storey small dwellings (villas) with an FSR of 0.3:1	Support
8	1000m2 in the R2 Low Density Residential zone coastal plain area with a floor space ratio of 0.4:1,	Fsr should be 0.3:1.
9	1200m2 in the R2 Low Density Residential zone in the Escarpment Foothills with a floor space ratio of 0.4:1	Fsr should be 0.3:1.
10	600m2 in the R3 Medium Density Residential zone with a floor space ratio of 1:1 (3 or more dwellings)	Fsr should be 0.75:1.
	Residential Flat Building minimum site area of:	
11	1000m2 in the R3 Medium Density Residential and R4 High Density Residential zones	Minimal impact – why bother?
	Rear building height limit	
12	for single storey dwellings,	Support
	Affordable Housing:	
13	enable the collection of development contributions to contribute to the provision of affordable rental housing	Could make even more housing unaffordable – State responsibility
	Maintain the minimum lot width	
14	multi dwelling housing (18m) and residential flat buildings (24m)	Could be reduced near centres.
	Further proposals:	
15	Review R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4	Support

	Council Proposal	Response
16	Expand R3 Medium Density Residential zone in some locations	Support near major centres
17	Review the zoning of town centres which could result in changes to both the Business and Residential zones	Support
18	Review the rezoning of large lots in the Illawarra Escarpment foothills to reduce development potential	Support
19	Review the SP1 Hospital zone at Wollongong – consider rezoning to R3 Medium Density Residential and R4 High Density Residential zones	Support
20	Review FSR for the R3 Medium Density Residential zone - increase from 0.75 :1 to 1:1 or 1.2:1 in appropriate locations for larger sites	Object, these areas are mostly dwelling houses and 6 stories is too high - increasing floor space ratios will worsen the impact
21	Review the FSR in town centres to encourage additional residential development, without reducing retail and employment opportunities	Support
22	Review the FSR in small isolated B1 Neighbourhood Centres to be consistent with surrounding residential development	Support
23	Review minimum lot size for subdivision in the Northern Villages (north of Thirroul to Stanwell Tops) – increase from 449m <sup>2</sup> to 800m <sup>2</sup> per lot	Local issue but probably better to limit the number of dwellings per 800m <sup>2</sup>
24	Review the building heights in R3 Medium Density Residential zone and increase where appropriate	Heights should be decreased to provide a transition from high to low density areas.
25	Review the building height in town centres to encourage additional development	Possible support but not a priority

#### Not for Profit organisations

Organisation	Comment
Southern Youth and Family Services	<p>We welcome Council's intention to 'increase affordability in the housing market, and to ensure housing provides for a wide range of incomes, people with a disability and for our ageing population</p> <p>Southern Youth and Family Services (SYFS) is a major provider of services to young people who are disadvantaged, homeless, or at risk of homelessness, and to their children, families, and carers. We operate in the Illawarra-Shoalhaven and South East and Tablelands Regions of NSW, including in the Wollongong LGA. We urge that the specific housing needs of young people also be recognised in the Draft Strategy.</p> <p>SYFS is a Tier 2 Community Housing Provider under the National Regulatory System for Community Housing (NRSCH) and operates a range of models of</p>

Organisation	Comment
	<p>housing and accommodation services. These include supported medium-term residential facilities, a Youth Foyer, community housing, transitional housing, crisis accommodation, independent youth housing programs, outreach supports in private rentals, and tenancy and living skills programs.</p> <p>In the 2021/ 2022 period SYFS provided accommodation/ housing and support for 2,202 young people and provided a full range of other service types to 3,171 young people and 2,486 families.</p> <p><b>Young people and the housing crisis</b></p> <p>The majority of adults who experience homelessness or who experience long periods of unemployment and/or housing instability have one or more of the following characteristics:</p> <ul style="list-style-type: none"> <li>• Their first experience of homelessness when young</li> <li>• They have disengaged from education and training at a young age</li> <li>• They have not achieved a successful employment record prior to turning 25.</li> </ul> <p>Creating social and affordable housing systems that respond to the specific needs of young people who are homeless or at risk of homelessness can intervene early in life cycles to reduce repeated incidences of homelessness and housing insecurity.</p> <p><b>The private rental market and young people</b></p> <p>Young people who are at high risk of, or who are experiencing homelessness, face unique barriers in competing for limited private rental stock. Housing NSW commissioned a report “Final Evaluation Report for People Exiting Institutions Project’ (2013) and found that the barriers for young people in securing private rental housing included:</p> <ul style="list-style-type: none"> <li>• Age barriers to signing lease agreements (for young people under 18 years of age)</li> <li>• Low literacy, low knowledge and experience with processes for securing accommodation</li> <li>• No rental history or poor rental history, negative family reputations and blacklisting, and</li> <li>• Affordability issues.</li> </ul> <p>On the supply side, barriers included discrimination and lack of available and suitable stock. For the young people in the project, housing access was further compromised by the relatively low levels of income support that they can access (notably Youth Allowance).</p> <p><b>Intervention in housing supply for affordability</b></p> <p>Facilitating an increase in the supply of housing through planning law changes and reform needs to include incentives and interventions to promote affordable housing. Simply increasing housing supply without regulation will mean that young people continue to experience housing stress. The imposition of a condition on development approval in the form of a contribution to affordable housing is an example of how local government regulation can further the objective of increasing affordable housing supply. There are other ways that local government can assist non-government agencies to develop housing stock, including:</p>

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	<ul style="list-style-type: none"> <li>• Providing access to land to develop</li> <li>• Access to a small number of properties developed by a private developer that are earmarked for affordable housing and can possibly be managed by Community Housing Providers, including smaller community housing providers</li> <li>• Fee reductions and/or waivers for Development Applications and a faster planning process</li> <li>• Reduced or free waste tipping, including building waste</li> <li>• Increased ease of partnership arrangements with local council and local developers</li> <li>• Increased flexibility in housing design and permissible developments.</li> </ul> <p><b>Recommendations</b></p> <p>There is considerable evidence that young people's experience of homelessness and risk of homelessness is also a causal factor for mental and emotional problems, substance abuse, medical problems, disengagement from education, and heightened unemployment. It makes good policy sense to design systems for social, public, and affordable housing in a way that includes specific strategies and responses for young people as an early intervention approach, preventing life cycles that increase the demand for these services in adulthood.</p> <p>Southern Youth and Family Services supports the following principles already included in the Draft Strategy:</p> <ol style="list-style-type: none"> <li>1. 'Retain industrial zoned land for employment opportunities, and not for residential outcomes' (Section 5(b)), to ensure a range of employment options are available in the LGA for young people.</li> <li>2. 'Waive Development Application fees for future development applications lodged by registered providers of emergency housing for emergency and temporary housing projects, on sites owned by the provider and where 100% of the dwellings are available for emergency housing for a minimum period of 15 years.' (Section 5(c)i, p. 12).</li> <li>3. Council advocacy for additional government funding to the NSW Land and Housing Corporation to maintain the existing social housing stock in Wollongong and expand it. This will help reduce the enormous waiting lists for public housing and provide long-term housing options for young people currently living in short-term and transitional housing (Section 5(c)ii, p. 13).</li> <li>4. 'Council will consider whether any Council operational land parcels are suitable to be leased for the provision of affordable housing' (Section 5(c)v, p. 16). We urge Council to work with specialist providers to identify where such land may be suitable for the provision of youth housing.</li> </ol> <p>In addition, we make the following recommendations for inclusions and/or amendments to the Draft Strategy to further the goals of increasing social housing stock and providing accommodation options for young people:</p> <ol style="list-style-type: none"> <li>1. Where the Draft Strategy proposes waivers to Development Application fees and development contributions for future development applications lodged by registered Tier 1 Community Housing Providers for Affordable Rental Housing Projects' (Section 5(c)v, p. 15), <b>it is essential that Council expands this waiver to include Tier 2 CHPs such as SYFS</b>. This will enable specialist community housing providers to further expand their stock of</li> </ol>

Organisation	Comment
	<p>affordable rental housing for disadvantaged populations such as young people, who are seeking affordable housing.</p> <ol style="list-style-type: none"> <li>Where the Draft Strategy provides for the mandatory provision of Affordable Rental Housing as part of Planning Proposals seeking to permit residential development or increase residential density (Section 5(c)v, p. 15-16), <b>it is essential that Tier 2 Community Housing Providers also be eligible for receiving the minimum 5% value, alongside Tier 1 Community Housing Providers.</b></li> <li>The Development Application and Assessment process for social housing providers needs to be streamlined to speed up the delivery of affordable housing.</li> <li>Social housing providers ought to be exempt from being referred to the Design Review Panel. These additional planning requirements represent an unreasonable cost and resource burden for providers that operate as not-for-profit.</li> <li>Where the Draft Strategy provides for the introduction of an Affordable Housing Development Contribution Scheme (Section 5(c)v), that payments for the value of the minimum 5% Gross Floor Area be transferred to either Tier 2 or Tier 1 Community Housing Providers.</li> </ol>
Housing Trust	<p>The Illawarra and Shoalhaven region has a significant rental housing affordability crisis with around 23,000 households in rental stress<sup>2</sup> and social housing waiting times of 5-10 years.</p> <p>The Housing Strategy must articulate how and where the growth will occur to meet the need for Social and Affordable rental housing with detailed plans set out to achieve targets and enabling changes to the local planning rules, transport and other infrastructure. The Strategy must also articulate how collaboration will occur so that progress and the outcomes enhance community and economic wellbeing.</p> <p>Housing is inextricably linked to the economic outcomes of the region. Housing holds the key to unlocking greater productivity and employment for the region. An innovative housing strategy will place Wollongong in the best position to capitalise on the natural assets of our port, industry, university and robust service industry to maximise growth and initiatives such as the Six Cities Commission.</p> <p>Local education campaigns to generate positive community sentiment towards affordable housing are crucial to the successful implementation of a housing strategy that services all of Wollongong's residents. Wholesale change in housing requires a strategy to bring the whole community along the journey.</p> <p><b>Priority issues to increase the supply of affordable rental housing</b></p> <ol style="list-style-type: none"> <li>Establish a clear calculation of the demand for housing in the Region and set meaningful and measureable Social and Affordable rental supply targets and reporting mechanisms. Targets must keep up with the growth in demand and deliver net annual increases in Social and Affordable rental stock.</li> <li>Ensure the transport strategy, LEP and DCP are updated in-line with a new Housing Strategy so they can deliver on the strategies set out with in it. For example: <ul style="list-style-type: none"> <li>increase in Affordable rental housing in residential developments</li> <li>increase in heights and floor space ratios in selected areas</li> </ul> </li> </ol>

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	<ul style="list-style-type: none"> <li>• increase density around transport, commercial and retail hubs</li> <li>• a focus on transport, parking provisions and ride share</li> <li>• audit, and as appropriate, revise the use Council land and properties such as CBD car parks for Affordable housing</li> <li>• develop housing along major transport infrastructure such as train lines</li> <li>• require the NSW Land &amp; Housing Corporation (LAHC) to achieve a net 20% increase in Social housing supply when redeveloping their sites</li> </ul> <p>3. Access to land</p> <ul style="list-style-type: none"> <li>• Council land to be identified and offered first to not-for-profit CHPs at a concessional price that makes it affordable, at no cost with title transfer, as meanwhile use, or under 35 year leasehold at peppercorn rent</li> <li>• No sale of Council land to private entities without direct, material increases in Social and Affordable rental stock</li> </ul> <p>4. Develop MOU with Housing Trust</p> <ul style="list-style-type: none"> <li>• Housing Trust was established in 1983 by Wollongong, Shellharbour and Kiama Councils. Housing Trust is regulated under the NRSCH and is a not-for-profit charitable organisation. As such we request an updated MOU or partnership agreement to work with Council as a partner rather than developer to immediately increase affordable housing in the region</li> <li>• Many other Councils have established partnerships with Community Housing Providers to achieve positive outcomes for Affordable Housing</li> <li>• The Federal Government Housing Accord will mandate all levels of government's role in tackling housing affordability issues. Housing Trust would like to work proactively with Council to prepare for potential funding and policy initiatives to ensure the City of Wollongong is able to capture maximum benefits from legislative changes.</li> </ul> <p>5. Fast track DAs as 'deemed' approvals for Tier 1 CHP and NSW LAHC renewal projects</p> <p>6. Consistency and concessions</p> <ul style="list-style-type: none"> <li>• Mandate 20% inclusionary zoning for all medium-high density developments with leases managed by not-for-profit CHPs and support with incentives.</li> <li>• Waive all DA fees and charges for not-for-profit CHP projects</li> <li>• Concessions for Affordable Housing projects must be applied on a pro rata basis and not require 100% of stock to be deemed Affordable. Best practice promotes mixed tenure developments as providing the best outcomes for residents. Mixed tenure also often required to make projects financially feasible.</li> <li>• Modify the Council, civil work and infrastructure requirements to permit and fast track developments using manufactured homes on leasehold and meanwhile use land. Stock must still meet the BCA.</li> </ul> <p>7. Precinct Focus</p> <ul style="list-style-type: none"> <li>• The Draft Strategy has a narrow and unexplained focus on specific precincts, ignoring the potential for more green field development. For example, Helensburgh is an enormous opportunity for housing growth. It was recommended in previous plans but no longer appears in this</li> </ul>



Organisation	Comment
	<p>strategy. If particular precincts are to be named in the strategy it must be inclusive of all potential green field development.</p> <ul style="list-style-type: none"> <li>Growth and increased density along transport corridors should be included.</li> </ul> <p>8. Regular strategic reviews and amendments</p> <ul style="list-style-type: none"> <li>The Strategy must be formally review bi-annually, updated accordingly, and progress shared with the community.</li> </ul>

#### Community members / residents

Suburb	Comment
Website comment	Support more development in the Northern Suburbs. Available land that fits the criteria for housing, should be used and not locked up
Resident Corrimal	<p>More housing in Corrimal would significantly affect our lifestyle. We don't have the public transport needed for what is being proposed. This would affect traffic on the road and also where would we park. I'm retired and for me to walk to the railway station takes about 40 minutes. The bus is closer and more like 10-15 minutes. The shops and library are a half an hour walk. We need to put more transport and parking in place before we consider more housing.</p> <p>I'm not in favour of high rise as this would destroy what Corrimal is. We're a small town and we would lose that. The view of the escarpment is important to us. The roads are already congested during peak hour and this would obviously make it worse. Where would all our new residents park?</p>
Website comment	This proposal is exactly what Wollongong needs, as costing of housing is too high for someone like me who is in low income bracket and struggling affordable housing as single female.
Website comment	<p>STOP denigrating Corrimal with your fantasy that living near a train line solves everything. The trains going through Corrimal are hit and miss so why put hundreds of more people trying to catch trains that don't exist.</p> <p>Your suggestion of stopping single house replacing a single house on blocks of land near the railway station is ridiculous.</p> <p>Some of the ideas that are worthwhile to increase housing should be applied in NEW areas where the infrastructure can be put in place while the area is being developed. What is this thought that people want to live in small pokey high rise units. Even the NSW Government has stated that there is a changing trend away from high rise apartment living to lower density living environments. where there is some outdoor space for families.</p> <p>In closing, high rise developments are appropriate in major areas LIKE SYDNEY. We are NOT Sydney. Reconsider this destruction of Corrimal.</p> <p>Areas along the coast should have lower density developments so that EVERYBODY gets to enjoy the coastal lifestyle. New areas are where you should be considering some of these denser developments. People should not be dictated to on what they can rebuild on THEIR block if they knock down a single dwelling.</p>

Suburb	Comment
Website comment	<p>The Draft Housing Strategy is a sound attempt at trying to increasing housing supply in the Illawarra. There are some issues with some of the reform proposed and a more simple approach could enable increased supply.</p> <p>The use of R3 Medium Density Housing Zone and removing the ability to replace an existing dwelling is of concern. The Exempt and Complying Development SEPP enable a dwelling to be developed in this zone through CDC. Therefore it would be unwise to have an LEP control that conflicts with a SEPP.</p> <p>Furthermore the Act enables an existing use to continue and the court has enabled dwellings to be replaced after a fire or serious structural damage where a dwelling was otherwise prohibited. While the theory of encouraging increased housing density is sound in R3 zones, a single dwelling is generally compatible with medium density development therefore a prohibition is not required. Council should consider other ways to increase housing diversity, such as incentives and reduction in development contributions. The three tiered approach to general residential in Wollongong's suburbs should be reconsidered. For example the medium density zone in East Corrimal is predominantly made up of single dwellings with a good mix of multi dwelling housing, apartments and dual occupancies. Not all the single dwellings can be replaced with a higher density option and leaving the opportunity for single dwellings would be appropriate, particularly when you consider the lack of local parks with play equipment, access to regular public transport (note significant additional time to reach northern side of Corrimal Station) and dwellings that have invested in pools or have significant vegetation etc, unlikely to be appropriate to consolidate. For example, Thirroul, which has better access to public transport, local parks with play equipment has a very small portion of land zoned R3 and has not done the necessary heavy lifting in relation to providing housing supply in the Illawarra. It would be appropriate to consider a more balanced approach throughout the Illawarra. Suggest removing the R2 and R3 zones and have a single R1 General Residential Zone, which is flexible providing a variety of different housing types and then having a variety of different development standards. This would provide a flexible approach and ensure that merit is considered more appropriately in the determination of future development.</p>
Resident Corrimal	<p>I am very concerned about WCC proposed changes to R3 zoning laws in the Corrimal area. In particular I find it astounding that a clause is proposed to be included in the R3 zone that specifies that ONLY multiple occupancy dwellings can be built on land in the R3 zone. Essentially, this means that only developers will be able to buy land in these zones as average citizens can barely afford to build a single new dwelling, never mind multiple dwellings. This appears to be council choosing to support developers over their constituents which I find abhorrent.</p>
Resident Suburb unknown	<p>In the northern suburbs of Wollongong we need to allow the development of medium to reasonable height, high density housing for the following reasons.</p> <ul style="list-style-type: none"> <li>The continued demand for housing in the northern suburbs is increasing, forcing our children and grandchildren being forced out of the market, this will have a negative effect for the family unit, for example, as parents and grandparents age, they rely on children and grandchildren to assist with daily living activities and keeping the family unit together, but if children and grandchildren have to move to the Shellharbour LGA, for affordability, this</li> </ul>

Suburb	Comment
	<p>will make it very hard to impossible, resulting in parents and grandparent isolation.</p> <ul style="list-style-type: none"> <li>• At a recent Strata Community Association meeting they quoted from a future NSW document that advised that within the next 20 years over 50% of NSW population will be living in either torrens title or strata units, we need to begin to adjust the supply mix to meet this demand.</li> <li>• We have noticed a change in the type of homes the under 35's are buying and wanting, these are homes on smaller blocks but more so units, villa and townhouses in the northern suburbs, close to transport, due to both adults having to work and many now only having one car, so as to make end meeting.</li> <li>• From discussions with businesses in Woonona, Corrimal and Fairy Meadow, many are struggling to survive, as the demographics of the residents have changed, more are working in Sydney, Wollongong Campbelltown or further south, resulting in a reduction in daily spending in the local area, we have already lost a number of businesses and services, to support what is left we need to increase the number of residents in the area that have sufficient disposable income to support these businesses.</li> <li>• As the population in the northern suburbs age, this may result in the State, Federal and local governments reviewing the number of services and schools in the area, resulting in residents in the northern suburbs having to travel to Wollongong or further south for such services and children education.</li> <li>• The northern suburbs of Wollongong currently has a shortage in job opportunities, this needs to be addressed in the planning and where possible resit the rezoning of industrial land into residential and pressure be brought onto owners and developers not to sit on vacant blocks but to develop these within a reasonable amount of time.</li> <li>• Wollongong City Council also needs to audit the land and properties it owns and sell all surplus stock, so as to provide extra land into the market, also generating surplus funds to reduce council debt.</li> <li>• All low and high rise apartments development should require all common areas, car parks and fire stairs should be required to have energy efficient lighting that reduces to 25% power usage and be powered by a combination of main and solar power.</li> </ul>
Website comment	<p>The plan seems reasonable for the most part and I'm pleased to see the Council providing some alternative strategies to the wholesale elimination of planning controls that developers and some politicians claim will reduce housing costs even while housing costs continue to rise in Sydney despite substantially increasing density and sprawl in many areas. I'd like to see some consideration of green space within residential areas, to limit shadowing of areas adjacent to residential properties, preserve public views of the escarpment, prevent the creation of "urban heat islands", and present Wollongong as a city embedded in nature rather than built over the top of it. While I understand the strategy intends only to review height limits and not necessarily increase them, I can't see any obvious case for increasing them in most areas (I live in Corrimal). The overwhelming majority of established housing is well below the existing limit and a great deal more medium-density housing could be developed without an increase in the height of the taller buildings.</p>

Suburb	Comment
Resident East Corrimal	<p>Strong objections to the proposed changes of parts of East Corrimal from its current zoning of medium density. I personally am committed to the campaign of retaining this area as is, with its existing and generous height limit, and its current diverse mix of more affordable dual occupancies, and single homes. I have been so saddened by the way this could negatively affect the area, and personally, the lives of my children who I settled here in the good faith that the council would work to retain the area's culture. I am saddened there was so little consultation with the public before trying to push through a proposal (right before Christmas) that could have such a significant effect on our everyday lives. I feel it was unfair to do so little to communicate these changes to residents, given it will affect all facets of their lives - and I suspect many of them do not know of these changes.</p> <p>I believe the proposed changes (raising height limit, density and controlling dwelling replacements) will destroy the sense of village and community by drastically altering the streetscape. The existing lack of forethought planning and infrastructure poses a risk to existing residents in the area, evidenced by the recent child who was hit by a car nearby, in a more highly dense street. I believe the current height limit (which is not exactly low as it is already medium density) is sufficient for a coastal area such as this, and raising it will, quite frankly, destroy this area. I can attest to this being a tight-knit, welcoming and economically-diverse area with a mixture of housing, which is why it appealed to me over other areas when we purchased our house in August, 2021.</p> <p>What's more, I am absolutely shocked at the proposal to restrict the building of single dwellings on land currently occupied by single dwelling properties. I see this as a total infringement of individual civil rights as a rate-payer of this area. I purchased my own house (which I have no intention of removing) under the faith that my government would not try to control its use beyond reasonable means. To dictate what people build on their land, with so little consultation, feels dystopian in its level of control. It is unfathomable, and quite simply, seeks to give local government new powers in any area - how can anyone ever feel comfortable in their own dwelling, when the local government can so quickly and thoughtlessly change the rules about what you do with your own land?</p> <p>I attended the meeting yesterday by residents in the local park, and had to leave early because I was so upset. I thought about my own children trick or treating just this year in these streets, which would likely be no more. I thought about walking them around the corner to the school, with the possibility of towering apartment blocks along the street where there was a tiny, local school and strong sense of community. I feel I have let down by purchasing around here, when in truth, I did so in good faith, and because not everyone wants to raise their children in the gentrified expanse of some of the Northern suburbs. I love the variety of housing that currently exists, and that's why I purchased in Station Street. There is no issue with dual occupancies - my street has a few and they don't intrude on our life - why shouldn't that be allowed to continue?</p> <p>It felt to me at the time, seeing the local members/counsellors on their phone during the speakers, that there is so little consideration for the people who live here - to you, we are just another building site to reach your population target. There, in this proposal, reflects a real disconnect between the local government,</p>

Suburb	Comment
	<p>and the lives of the <i>existing</i> residents, who actually work to improve this area and have invested in it already.</p> <p>I ask;</p> <ul style="list-style-type: none"> <li>• Why change this area, and the lives of everyone in it, with so little consultation? Why did I hear from another resident, and not you?</li> <li>• Though we all understand the need to provide housing, why can't it be more considered across areas in the Illawarra to spread the impacts? Why this area only - is Bellambi, Fairy Meadow - being considered? Why not Bulli and Thirroul, or are just perceived as a less vocal target?</li> <li>• Where are the plans for infrastructure - for roads, transport, schools - given the development of the Coke Works is pending, and the government is seeking to shoe-horn so many more in tiny suburban streets? Have worked to consult with the local school - how many more students are they resourced for? Where are all these people going to park? My street is barely two cars wide.</li> <li>• Why has it taken you so long to revise these plans, meaning that you are taking drastic and unreasonable action that would absolutely destroy this area because of council inefficiency? Why should we, as individuals who have supported this area, suffer for that?</li> </ul>
Resident Corrimal	<p>I strongly oppose the new draft plan proposal as they stand. Corrimal/East Corrimal would not be able to cope with R3 medium density residential plan.</p> <p>I'm concerned that the volume of housing planned would create major traffic problems. That is being able to cross the road safely in Railway street near the station. A disincentive to use the train. The amount of traffic is bad at the moment in Railway street, Towradgi Road and Rothery street. With this R3 zoning it would become grid locked. When I was driving up Rothery Street last week at school pick up time, the traffic lights to go on to the Princess Highway went through five sets of changes before I made it through.</p> <p>I am also concerned about the floor space ratio and building height. The current height of 13 metres should not be exceeded. We don't have the infrastructure to cope with increased height. Also when a height is set it should not be allowed to be changed when developers want it to be.</p> <p>Parking will be a problem as well as some residents with more than one car would need to park on the street. I have had experience of a developer saying they don't need to create extra parking because residents will use public transport. This doesn't happen. Most people use a car for transport.</p> <p>I very concerned about the amount of trees that would need to be removed to make way for these developments. We have already lost many trees in Corrimal (eg. the Robert Street development 23 mature natives replaced with some natives and introduced species that are very small) and this is affecting the native birds and insects. I have noticed a big decline in the number of birds coming into our yard. If this plan goes ahead it sounds like there won't be many yards left for then to visit. We need more trees not less to combat climate change. We need to consider the community and how living in an overdeveloped area would affect them.</p>

Suburb	Comment
Resident Wollongong	<p>Council needs to do much more in the area of housing for the homeless, those of very low income and those in receipt of federal Government welfare payments.</p> <p>Council approach developers asking that they may make their properties available for housing the homeless through the Salvation Army whilst awaiting development of sites owned by them. I have made specific reference to:</p> <ol style="list-style-type: none"> <li>1. The former Olunda Nursing home located on the corner of Bourke and Virginia Streets, North Wollongong. This nursing home would have been ideal for use as accommodation for homeless as it had bathrooms, bedrooms, (various sizes from 1 person to 4 person rooms) dining and kitchen facilities and an office The nursing home was vacant for some four plus years before the development application went before Council.</li> <li>2. The former Baptist Church in Smith Street, Wollongong - I believe that this has been vacant for nearly ten(10) years.</li> <li>3. The former motor vehicle dealer sales office on the corner of Corrimal and Burelli Street. I believe it was unused for over two years.</li> </ol> <p>There are many other properties that are similar to the three I have listed. I suggested that Council should waive Council rates on these properties if the owner allowed them to be used for accommodation for the homeless.</p> <p>In most cases the buildings are demolished before the new buildings approved are commenced</p>
Resident Corrimal	<p>I write on behalf of my Mother and myself to vehemently oppose the rezoning of Corrimal, Our Street, Our Neighbourhood and Our Community</p> <p>My Mother and Father purchased their home in the late 1960s in Collins Street Corrimal They, like many others worked hard to pay for what they would eventually own - their land and their home Theirs!</p> <p>Their story is no different to today's young couples buying into the housing market When my parents purchased they believed that what they purchased was theirs to do with as they pleased</p> <p>At the time of purchasing in Collins Street my Parents were made aware of the Northern Distributors future impact - which after my Fathers death - my Mother navigated on her own</p> <p>The impact of this had been a challenge in itself over the years with the poorly designed overhead footbridge, the riff raff that congregate under the bridge to drink and 'shoot up' leaving their drug paraphernalia for School Children to walk over (there are three local schools in the area) and pick up and the appalling amount of rodents breeding in the undergrowth that isn't cleaned because Wollongong Council and the RMS are at a stalemate as to who 'owns' the land adjacent to and underneath the bridge itself</p> <p>We have had to deal with all of this, turning our area into 'slumville' with its graffitied fences, drug dealers and unsightly undergrowth All of this, which Council has been made aware of on many, many occasions over the past nearly thirty years and done nothing about Nothing!</p> <p>Construct a freeway, fence a community off and forget about it - but collect homeowners rates quarterly!</p>

Suburb	Comment
	<p>This wouldn't happen in Thirroul or suburbs further North - this is a proven fact!</p> <p>So why is it okay to treat the people in Corrimal, who, like the homeowners in suburbs further north pay council rates and keep Councillors in jobs?</p> <p>It's discrimination based on status within the community, income and profession What is perceived by council as 'easy targets'</p> <p>This is very obvious to those who choose to delve into this more closely It's a disgrace and a sham</p> <p>At NO time over this nearly sixty year period of my Mother and Father buying/owning their home were they ever made aware of Council's intention to rezone the Corrimal area Never Not in 2009 - as mentioned in the Community Meeting on Sunday attended by Councillors - not ever!</p> <p>I myself owned a home in Collins Street in 2009 and I never received any correspondence referencing any changes in the zoning of Corrimal or our street - not by mail or electronically</p> <p>If we had of known of councils rezoning intention we would have made it clear at that time that we opposed it on all levels</p> <p>From 1990 the Council and the RMS has turned our once vibrant and happy community in Collins Street into a dissected and cut off mess By closing off Collins Street east of the distributor council has essentially turned it into slumville We as residents wouldn't have it then and we won't have it now</p> <p>We do not want anymore high density dwellings in our area We are inundated with traffic as it is and an overflow of cars that cannot find a carpark at unit blocks in the surrounding streets or where the Leagues Club stood for many years The cars are parked front to back in Bon Accord Street now with the overflow into Collins Street There is no where for residents to park their cars If you are unfortunate enough not to have a driveway that facilitates more than one car you have to spend (sometimes) up to thirty minutes trying to find a carpark close to home, thereby running the risk that your car may be broken into by the riff raff that congregate under the footbridge and their dealer friends</p> <p>We DONT want to live like this!</p> <p>This is NOT Merrylands or a suburb in Western Sydney We are a neighbourhood A community We cannot accommodate anymore traffic or cars in our area, much less multi story complexes or boarding houses We do not want any more crime in our area, which boarding houses bring - thats a fact We have the police within the area frequently Enough is enough!</p> <p>It is now impossible to drive out of Harbinger or High Streets after 3pm on any week day to turn right onto Railway Street</p> <p>To access Corrimal Shops one has to turn left to join the flow of traffic (if able) and go over the railway tracks, up Park Road, into Rothery and so forth just to go to a store This is ridiculous!</p> <p>What should take 5 minutes can take up to 15 because there are only three roads out of the area east of the distributor - three access roads for the people who live here now.</p>



Suburb	Comment
	<p>Access roads which are lined with cars parked bumper to bumper from the overflow of the unit blocks in the area now We have one main road to connect us to the rest of the community - Railway Street - which, once the Coke works development begins will be a minefield of accidents and incidents waiting to happen and an impossibility for people in the area east of the distributor to the rail line to access</p> <p>Railway Street has two lanes of traffic which are boarded by traffic lights and train track lights - crazy!</p> <p>The overflow will be across the distributor or across Pioneer Road if both sets of lights are red at the same time There is no foresight in this, no planning!</p> <p>It's ridiculous that you think as residents we should think your proposal is going to make things better for us or our neighbours You are building us out Making our lives miserable Creating problems with everyday living and tasks by lumping us all in like sardines and letting us 'work it out'</p> <p>That is not our job</p> <p>We are not town planners</p> <p>There is an obvious error of judgement here in what you intend to do to our street/s As a resident I should be able to access my home without having to park a block away and carry my groceries because someone from Railway Street (three streets away) can't park in or on their own street!</p> <p>Have you experienced any of this traffic congestion, inability to park, inability to access a main road?</p> <p>Have you been made feel anxious because the Council - who you pay rates to and ask for very little in return - have decided to rezone your area and surround your homes with multi story dwellings, taking away quality of life and creating misery Not allow you to rebuild a single dwelling by choice on your land, on the land you have bought and paid for?</p> <p>This decision should be made by the person who bought and paid fir their house and land - not council !</p> <p>We didn't sign up for this</p> <p>Neither Mum, Dad or I bought a house in Collins Street hoping our homes would be enveloped by up to thirteen story dwellings or boarding houses, dealing with traffic congestion, no parking. rodents, drug dealers and riff raff only to be made worse by the intended construction of boarding houses. Nowhere at all to park a car - let alone wash one if you wanted too. Nobody would sign up for this It's ludicrous</p> <p>Then there are the elderly in the area, of which there are many, although I'm sure you are aware of this Many of these elderly people are being harassed by Developers and Real Estate Agents as I write this submission This is harassment and it's wrong These Developers are just waiting for Council to pass this rezoning to knuckle down and move these elderly residents out of their homes - by pressuring them if necessary or threatening them that multi story complexes will be built next to their homes Thereby creating fear, anxiety and concern in this demographic This is wrong on so many levels How council can allow this to happen is a disgrace These developers are being fed information directly from</p>

Suburb	Comment
	<p>Council and homing in on their prey I've seen it happen and I've heard people tell of this who reside in the area This needs to stop NOW If this continues to happen I fully intend to involve the media - far and wide The elderly are the backbone of the community They built these suburbs Let them make their own choices The bullying and harassment needs to stop</p> <p>Many of the elderly residents are not even aware of what the council is proposing They have no access to computers or the internet Their families live in other suburbs and states By not making councils proposals transparent to these individuals; some who have very little English you are discriminating against them They should be notified and it made clear to them what you intend so they too can voice their concerns</p> <p>By keeping them in the dark you are not gaining a true sense of what your rezoning policies and it's effects will have on the community as a whole This demographic is an after thought by all accounts This is unjust</p> <p>Many of these people have mobility issues, cannot drive, have limited understanding of amendments to council doctrines, have English as a second language or live on their own having limited access to media and what is happening around them</p> <p>What about these people?</p> <p>Have you thought about them?</p> <p>Have you notified them?</p> <p>The answer is NO</p> <p>I have spoken to many of them who have not been alerted to your rezoning proposal They are concerned, anxious and feel forgotten about Does Wollongong Council not think that the elderly residing in the proposed rezoning of Corrimal area warrant alerting to its proposal and have a right to have a say?</p> <p>Or</p> <p>Is it easier to keep it under wraps and push it through?</p> <p>We are utterly disgusted by the way the council has gone about the rezoning of Corrimal It's underhanded on so many levels</p> <p>The proposal does not fit with current infrastructure We have three small supermarkets whose shelves are constantly empty due to supply and demand issues</p> <p>It does not take into account roads/congestion/parking for current residents let alone 'new' residents</p> <p>We have one bus service into Wollongong directly One bus service</p> <p>The Illawarra train line which is under constant repair needs upgrading - buses have replaced trains most weekends since February 2022</p> <p>It does not consider things such as hospitals - which are at capacity now with the current population, local Doctors or Dentists who currently offer two emergency appointments per day otherwise there is a two week wait for an appointment</p> <p>Local schools are at capacity with many having to create compensate classes to deal with the overflow of enrolments Many of the local children are having to</p>

Suburb	Comment
	<p>attend schools out of area because the local schools are at capacity for many classes</p> <p>If council intend to allow developers to bully people out of their homes and build these huge multi story dwellings along with these boarding houses why not spread it out evenly throughout the northern Illawarra?</p> <p>Why are suburbs north of Thirroul given 'special dispensation'?</p> <p>What is this based on</p> <p>Why do you choose to build out our small section of Corrimal which you shut off in 1990 with your freeway and Colourbond fences, effecting community, quality of life and house prices?</p> <p>Why make it any harder to reside in this area that we have had to fight to have cleaned up time and time against to no avail?</p> <p>Dealing with drug takers and their dealers Traffic congestion Rodent infestations that make living close to the overhead footbridge like living in a third world country</p> <p>Having to drive around the block time and time again just to find a park close to home because we have to deal with the overflow of cars from a unit block on Railway Street The unit block built with council approval on the pretence that the adjacent streets would not be affected by the overflow of traffic/residents/visitors cars that is now impacting Railway, Harbinger, Bon Accord and Collins Streets One block of units ok Railway Street has created these problems. Problems council advised would not be an issue Problems council do not intend to address or offer solutions to so we as residents just have to put up with it</p> <p>All of this while paying council rates</p> <p>We fully oppose the rezoning of Collins Street Corrimal and it's surrounding streets/area</p> <p>We are not in favour of rezoning due to all of the issues raised in this submission</p> <p>We will seek media coverage in due course and alert the Illawarra to the our concerns and what council intend to do to our community</p> <p>We feel the rezoning is a tool to line councils pockets NOT for the good of the residents residing in the area who are already left floundering to create any quality of life due to Councils past decisions</p>
Resident Suburb unknown	<p>Thank you for the opportunity to make comments on the Draft proposal.</p> <p>My wife and I are local northern Illawarra residents. We are retired real estate agents and have previously developed of a number of dual occupancy sites in the Illawarra area including Shellharbour and Kiama Council municipalities. Our three married adult children and their families live and own properties in the suburbs of Thirroul, Bulli, East Woonona and East Corrimal.</p> <p>We have encouraged and advised them on their home selections and property locations with respect to proximity to schools, road access, safety, housing mix of property and all such matters that assist a family to live in happy and interactive neighbourhoods.</p>

Suburb	Comment
	<p>The changes proposed for parts of nominated suburbs away from single houses together with a mix of medium density projects such as low rise dual occupancies and single level multi-unit developments towards higher density and large bulky building is really a move away from “happy residential” living we have come to enjoy. If we go this way, all that is happening is that Sydney is just expanding to the Illawarra. My wife and I migrated to the Illawarra from Sydney in the mid 70’s to get away from that very way of living. Now it is creeping in all over us all with the assistance of the development strategies proposed in the draft.</p> <p>The exciting proposals for the old Corrimal Coke Works site will provide the area with extensive opportunities for medium density home ownership (550 dwellings proposed) on one site with planned facilities, recreation parklands and all adjacent to Corrimal station.</p> <p>Why then is there a sudden need to disrupt the neighbourhood of mixed low rise neighbourhood areas to encourage higher numbers of “blocks of flats” that are randomly placed and uncoordinated with the existing houses. It all just appears to be set up to drive existing residents out. This latest push with short notice and little direct community consultation is not in the best interests of our existing happy residents.</p> <p>The local road systems and level railway crossings at Bellambi, Woonona, and Corrimal really must be looked at as a priority before encouraging any proposals of higher housing densities.</p> <p>The idea of a ruling that an existing dwelling cannot be replaced on a private block with a single family dwelling is nothing short of “police state” tactic. We cannot believe Wollongong City Council would engage in such a family destructive tactic to ensure that developers will be able to secure blocks from disillusioned single house owners who may need to upgrade, expand or re-build and are being forced to sell up and move to do so. Their standard of living will definitely be in jeopardy. Where could they go without being well out of pocket and possibly away from family and friends?</p> <p>Without appearing to get too personal, just take a walk through a number of streets around West Wollongong near Wollongong Hospital to see what type of streetscape results from the type of development proposed in the Draft.</p> <p>One of our married daughters and their three children recently moved from a smaller home in Woonona to a larger and newer home in East Corrimal to cater for their expanded family. We advised them on their choice of area with respect to proximity of the local East Corrimal Public School, the buses along Pioneer Road, recreational facilities etc etc. Our daughter is full time worker locally and she loves the ability to safely walk the two kilometres from her home to her place of employment. Higher living densities can only change this family friendly area.</p> <p>Isn’t the huge Coke Works re-development proposals enough for one area considering the load on the local roads and infrastructures? Have any considerations been given to the vast suburban areas of Bellambi and parts of Fairy Meadow?</p>
Resident East Corrimal	<p>My family and I wish to strongly oppose the proposed R3 medium density zoning for Corrimal/East Corrimal &amp; Corrimal Town centre.</p> <p>This is not a strategy at all, where is the much needed infrastructure planning?</p>

Suburb	Comment
	<p>This blind pursuit of continual growth for growths sake with no real planning is destroying the region.</p> <p>Just jamming more and more into finite space with no other improvements whatsoever is NOT planning and is NO strategy.</p> <p>The effects of infill development are already being felt with overloaded roads, no parking, less canopy for cooling and reduced birdlife refuge.</p> <p>It seems this madness will not stop until the whole area is resembles a mini version of Sydney which is a horrible thought indeed.</p> <p>Thank you for the opportunity to comment although it increasingly seems like a waste of time.</p>
Resident Corrimal	<p>I'm writing in regards to the recent submissions to ratify the housing build limits with the Corrimal and East Corrimal areas.</p> <p>Currently as it Stands the east Corrimal area is at dangerous road levels, at peak hours of Murray road is very narrow and at times dangerous.</p> <p>We have 3 schools in the area which also now add heavy vehicles to the mix.</p> <p>Corrimal High Bellambi Public Holy Spirit College</p> <p>In Thalassa avenue alone at the western end backing on to Corrimal high school there are 33 high density living blocks already in one street not to mention the surrounding streets.</p> <p>The environment has been severely impacted clearly by flooding in the area, as now the water runoff from roofs is too great for the storm water to cope with. Clearly seen over the past 2 years we have been flooded out 3 times due to new builds at 108 Cawley street and at 42 Thalassa Ave where council has allowed the land levels to rise above what was previously existing.</p> <p>This proposal while looking at future growth is not sustainable for the area without Council spending money on upgrading the local infrastructure and addressing the water flow in the area.</p> <p>We have seen massive coastal damage of late due the weather and excess water runoff being most evident at East Corrimal beach.</p> <p>Worst off all we see the poor behaviour of pet owners disobeying the regulations of using East Corrimal beach, once a clean beach now littered with dog poop bags everywhere.</p> <p>We love the area and love the thought of the area growing however this proposal is not in line with the values of the area.</p>
Resident East Corrimal	<p>I strongly oppose a number of the proposals within the strategy, and question others that are unclear, in this case, particularly for the R3 Medium Density zoned area of parts of Corrimal, parts of East Corrimal and Corrimal Town Centre:</p> <p>1. The LEP for the R3 zoning in the contested area, which should be reviewed every 5 years (source: Mayor at community meeting Sunday 27 Nov) has NOT</p>

Suburb	Comment
	<p>been reviewed since 2009. This is clearly long overdue and therefore does not reflect current challenges, including:</p> <ul style="list-style-type: none"> <li>* infrequent public transport, bus, particularly east/west, and train services</li> <li>* street vehicular congestion (parked and moving) with TfNSW reporting that Railway St traffic has increased by 50% between 2018 and 2021 while Council's projection, and presumably what is being used, was 20% between 2018 and 2018;</li> <li>* pedestrian safety, especially for elderly and young people, with Railway St being critically dangerous</li> <li>* admirable Council goals for addressing current environmental and climate challenges, which must include at least: the loss of trees and other vegetation, impact of overshadowing, and absence of requirements for passive solar design for new dwellings (including Legacy Coke Works' design plan with east/west facing multi story buildings - how can that be approved in this day and age!)</li> </ul> <p>NB: At the community meeting, the Mayor clearly indicated that review of this LEP would be considered for priority treatment.</p> <p>I strongly support this and request it be completed before proposals for any changes to the Corrimal/East Corrimal area be finalised.</p> <p>Further, if there is no change to the R3 rating decision, the current 13m height limit and FSR be retained.</p> <p>2. Further as a result of the community meeting Sun 27 November:</p> <p>a) There was confusion regarding the proposal to mandate inability to replace a single dwelling with another single dwelling. The Mayor stated this was not correct. Clarification is needed – many attendees were distressed by this suggestion. People have families/friends nearby, children attend schools locally, and they have chosen to live in the area for many reasons. If they wish to update or worse, suffer damage to house eg fire, they would likely wish to rebuild. This would be prohibited under this plan, which sounds extraordinary.</p> <p>b) No clarity was provided on the very vexed issue of building height limits in the R3 area. This is a critical issue for Corrimal people as, obviously, the impact of 4 or more stories on quality of life and the local environment, is significantly more than 2 stories. An urgent review is requested.</p> <p>3. This issue of development has huge potential impact on the enclosed area north of the Coke Works site (between Railway St and Memorial Drive). There is very limited access for residents already, and if there were a fire or other emergency, it could be catastrophic, even now. This also applies to the Coke Works site, obviously. This needs urgent and serious consideration.</p> <p>4. There is major conflict between urban development and the policy plans of Council - such as the Urban Greening Strategy - to address the ever worsening Climate Change issues of our times. This is already a major challenge and requires urgent consideration. I see this as vital to our current wellbeing and ultimately, survival.</p> <p>5. It was stated that Council are looking to Legacy's Traffic Masterplan to deal with the traffic issues for the R3 and other areas. Really? If correct, what qualifications do Legacy, a private, profit-making company, have to take on this</p>

Suburb	Comment
	<p>responsibility? And at meetings with Legacy, locals have been advised that they are NOT responsible for traffic arrangements. Clarification and clear statements on this are urgently needed.</p> <p>6. In view of the apparent failure to take into account the current, very real, public transport, traffic and parking challenges in the R3 area, I request that the growth target for the Corrimal area be urgently reviewed before the contested development issues are finalised. Included in this review must be serious inclusion and recognition of the Urban Greening Strategy ensuring that this major and worthy strategy is applied in all settings considered.</p> <p>Overall, it seems the important thing is not to make decisions before up to date figures on things such as traffic density, parking issues, pedestrian and cyclist safety, road suitability (many are now so congestion with parked cars, barely one car can pass through safely) and vegetation cover which is constantly thinning because of large tree and shrub removals.</p> <p>Thank you for this opportunity to provide input. I trust that submissions will be treated with respect for both the provider and the natural and urban environments that we need to support, whenever and in every way possible – it needs all the help we can give it.</p>
Resident Corrimal	<p>I'm writing to you today as a proud Indigenous man and Corrimal (Dharawal) local resident who has recently learnt about the planned changes for housing developments and zoning in our local area.</p> <p>It is not appropriate to re-zone streets and the local area without consulting with the residents first. As rate payers we have a right to say and at least know/be informed what happens in and around our area and what will benefit the locals. As well as what we do with our property if we wish to rebuild etc. The targeted area does not have the infrastructure in place to accommodate such changes. The local two roads (High St and Harbinger St) in and our of our little pocket of homes is already so congested trying to get on and off Railway St, these changes and more development will only make things worse.</p> <p>Many other issues could be raised parking, Schooling, shopping the list goes on! The area has a number of young families and introducing new large scale development and re-zoning will impact us all very much so in a negative way. The only winners in this situation are those developers and string pullers who are making money and not invested in the local area.</p> <p>Like many locals I'm highly disappointed by the lack of transparency which has taken place surrounding these plans!</p>
Resident Corrimal	<p>Upon reading the rezoning document I have strong objections to plan as it will impact on the character and community of Corrimal.</p> <ul style="list-style-type: none"> <li>• There are no clear height limits. This vagueness allows the future structures to impact on sunlight, views of the escarpment, the tendency to have tall towers in an area that is not suitable for this purpose, and of course traffic implications.</li> <li>• The current infrastructure is barely coping with increased population increases and traffic flow. Traffic is a significant issue in the Corrimal CBD and East Corrimal surrounds. The local streets are not designed, built and maintained for such high flows of traffic and pedestrians. Parking is extremely</li> </ul>



Suburb	Comment
	<p>stressed and there is not real indication how parking is going to be addressed in the future plans.</p> <ul style="list-style-type: none"> <li>• The expectation that people in the future will not be reliant on personal cars is ill informed, without basis, and not indicative of the interests, activities and mobility of the population in the Corrimal area across all age groups. It may be a hopeful comment, but not really a reflection of the actual people who live, work and go to recreation activities locally in 2022 and beyond. It bothers me that no use of recent census data and population studies have been included.</li> <li>• I live in Wilga Street, on the southern end. The high crest of the hill is at the pedestrian crossing at the school. The traffic flow has increased markedly in the last five years. The public school access is also on this part of the street and it puts extreme pressure on flow, public safety and parking. This section of the street is used as a 'rat run' to avoid the traffic lights at the highway and Rothery, consequently speed is an issue at all hours of the day, especially at night.</li> <li>• Corrimal is high in single dwelling houses. This is a critical aspect of our area and surrounds. The need to maintain high quality houses with backyards is essential to being able to raise a family, and puts less pressure on public green space infrastructure. It also lessens the need for parking, and keeps traffic rates lower.</li> <li>• It is a false premise that to increase the amount of housing has been carefully and critically considered. The increase in population is not being supported by the appropriate increase in services (either promised or real). Corrimal is a great family orientated area with an eclectic mix of people, cultures, schools, businesses and of course housing. It is essential that any planned changes are backed by appropriate data, information, explicit plans and allocated funding to ensure that services are provided, maintained and available. At this stage, this information is not forthcoming or available, and what information is used is VERY out of date and there inappropriate.</li> </ul>
Resident East Corrimal	<p>I oppose the following proposals</p> <ol style="list-style-type: none"> <li>1. "Amend R3 Medium Density Residential Zone to remove dwelling houses as a permissible land use, to encourage additional residential development rather than a 1:1 Dwelling replacement."</li> </ol> <p>This is probably the most contentious and upsetting statement in the Draft Document and has unnecessary stress within any area already zoned R3.</p> <p>In the future a council can change a residential Zone to R3 and automatically alter whole suburbs. The idea of mixed residential development would then be tilted towards smaller dwellings not necessarily suited to families with more than one child.</p> <p>There are wo large adjoining areas running along Railway Street Corrimal and Corrimal /East that are currently zoned R3. See attached Map.</p> <p>This encompasses a massive area and includes 17 Streets up to and including parts of Pioneer Rd. Most of these dwellings north of the railway have only Railway St as an exit/ entry point. This area is traditionally working family homes.</p>

Suburb	Comment
	<p>Railway St is already recognised by TfNSW and council as an important east west link that is near capacity. Memorial Drive is also considered as near capacity. It is also impacted by a train level crossing that is used by passenger trains and long freight trains.</p> <p>The current proposal to build predominantly apartments at the Coke Works site appears to be missing from any calculations of target number of residents.</p> <p>As this area will be directly affected by proposals in the Draft Policy a policy of more direct contact with residents of this area is necessary and not to be left to chance that they have internet access.</p> <p>2. "Clause 4, 4B R3 Medium Density Residential Zone Floor Space Ratio-introduce an increase FSR on amalgamated sites/larger sites greater than 1100m2 with a minimum frontage width of 24 m of 1:1. "</p> <p>What does this mean for the future? Developers or speculators will try to amalgamate blocks to give them a bigger building envelope or to landbank for in the hope that the height limit and FSR will both increase. This is causing distress with residents.</p> <p>3. "Minimum site areas for the purpose of calculating the number of dwellings in dual occupancy and multi dwelling housing developments down to a minimum of 200m2 in the R3 Medium Density Residential area."</p> <p>Again, this proposal aims to squash more people into small areas that have very inappropriate infrastructure. The example of Brickyards at Bulli shows what happens when this policy is used. Children end up playing on the street, or garages are turned into bedrooms and cars are on the street.</p> <p>4. The housing targets being set by the Greater Cities Commission do not factor in any measure to alleviate housing affordability or social housing. Instead, governments rely on market forces to try and provide housing. This model is flawed and has not worked up to this date.</p> <p>Plans to lobby the State Government is not really a plan, it is just a wish list that they might be able to persuade some government in the future. Without a guarantee from State or Federal governments to fund social or affordable housing it is dangerous for local councils to commit ratepayer funds for this purpose.</p> <p>I am surprised that the title of the draft is Wollongong Housing Strategy is "Delivering Growth, Diversity and Affordable Housing'. It is misleading. It delivers growth in some areas, protection in others and Affordable Housing will probably be in areas that are already top heavy with social housing. Real diversity would have Affordable and Social Housing spread across all areas of Wollongong.</p> <p>5. "Review the building heights in R3 Medium Density Residential Zone and increase where necessary"</p>

Suburb	Comment
	<p>Statements about reviewing the building heights in R3 are very open to speculation. They give no indication of what the building heights will be only that at some time in the future they could (will) be increased.</p> <p>What happens when the Greater Cities Commission wants to increase the housing targets? Will height levels again be lifted or will the R3 zoning be spread across a wider area?</p> <p>6. "Review the Building Heights in town Centres to encourage additional development"</p> <p>This document is about Housing so I would assume that the "additional development" is talking about additional Housing in Town Centres.</p> <p>The reliance on Town Centres has recently changed. There are very few banking or government services in Town Centres as most tasks are performed electronically or by mobile phone. A larger proportion of people work from home for part of the week due to COVID. However, this is not to say that this will be permanent. My own partner has to work in his work office in Wollongong at least 3 times per week now and this will probably increase.</p> <p>An alternative would be to encourage a mix of business, entertainment venues, cultural or activity centres in town areas to provide a positive and healthy alternative to staying at home. Changing streetscapes and loss of important escarpment views do not make beautiful cities. There needs to be a master plan as to how the area can be a truly diverse, safe and inclusive city and not the ad hoc development we are witnessing in Wollongong City.</p>
Resident Suburb unknown	<p>I'm very concerned with the paragraph in housing supply in the draft housing strategy proposes that states</p> <p>Single dwellings not to be replaced with single dwelling if the house is pulled down for building a new home.</p> <p>If the person sells the land to a developer it has to be in the right settings. if a home owner wants to renovate their home from single dwelling to another single dwelling then that is their right.</p> <p>Its not the local residents fault if councils keep on green lighting building areas // What about a sensible approach and going inland further instead of everyone living on the coast</p> <p>There isn't enough hospitals, schools, roads ,park lands for everyone now ,</p> <p>Its not all about the money councils members</p> <p>A unhappy rate payer who just wants Towradgi beach area fixed up for the summer period</p>
Resident Corrimal	<p>I wish to strongly object to the Draft Wollongong housing strategy and in particular I oppose in the most strongest terms the R3 rezoning for East Corrimal and Corrimal town Centre.</p> <p>My reasons are: The proposals are based on a document that is so far out of date.</p>

Suburb	Comment
	<p>To even consider a document that is at least 13 years out of date should be implemented is ludicrous, unprofessional and shows a complete lack of understanding of good planning.</p> <p>Just because a suburb is located near a railway line does not mean it is suitable for over development. "Affordable housing" should not automatically dictate it should be located near existing public transport. An efficient public transport system should be in place BEFORE any further development and if it was efficient there would be no need to over develop a suburb just because of proximity to a railway. You would then be able to spread the burden of affordable housing to other suburbs west of the highway and up and down the coast.</p> <p>There are so many issues around transport in Corrimal that need sorting out BEFORE additional housing is squashed into a small area. Transport for NSW have already stated that during peak hours Railway St is at capacity. So much so that they have also stated that the Corrimal Coke Works development should be a no car development. Another example of poor planning in that we are developing this with 550 houses and as well as the medium density building in streets east of the railway line and not consider improving any of the infrastructure surrounding them. eg: pedestrian crossings on Railway St, improved footpaths along all streets leading to the developments, most importantly have an efficient public transport system in place BEFORE the developments are started. Traffic on Railway St has increased 50% in 3 years between 2018 and 2022 according to Transport for NSW. This is in contrast to COUNCIL prediction of 20% increase in 10 years between 2018 and 2028???? Another example of poor planning and predicting.</p> <p>How do you police a development as BIG as the Coke Works of NO CARS, you can't. You cannot dictate what people own. If they want to own a car they should be able to. Just like people who want to demolish a single dwelling on a block and replace with a single dwelling. You cannot tell them you have to put units or townhouses on your block.... Are you going to say you don't pay any rates if you do that? No, I bet you don't provide any compensation. This may have been an acceptable concept in 2009 when this Plan was passed but it has no place in 2022 and beyond.</p> <p>Any new subdivision should be developed to make room for wide roads that will take traffic, infrastructure to support the people living there, bicycle lanes that are safe for ALL road users and for pedestrians. You cannot over develop suburbs that were developed over 100 years ago with roads that are not coping at the moment and no possibility to widen to cope with additional traffic.</p> <p>Corrimal Town Centre is a very sad place. Before additional houses are built it should be developed to include parking. The parking situation in this centre is very disappointing not only for able bodied people but disabled parking is lacking big time.</p> <p>If people cannot park a car they cannot go shopping and support the businesses trying to make a living. Corrimal will become a ghost town as everyone will shop in either Woonona or Fairy Meadow.</p> <p>In summary, I do not support the Draft Housing Strategy (2009),</p>

Suburb	Comment
	<p>R3 Medium density housing be R2 until local infrastructure is improved significantly, and Building heights changes should not go ahead. We are not Sydney and should not be forced to live like Sydney.</p> <p>Corrimal is a coastal suburb and the ambience of it should be maintained to encourage visitors to the region. To have high rise development in streets surrounding the railway station will be detrimental to all suburbs around The Greater Wollongong area.</p> <p>Any suggestion to prevent landowners from replacing a single dwelling with a single dwelling be rejected completely.</p> <p>Transport and parking need to be in place BEFORE development. The Coke works is going to be a disaster at its current plan of 550 houses that needs amending ASAP.( I know this is not the right forum for negative comments on Coke works but it is part of the picture and shouldn't be considered in isolation from development east of railway.)</p> <p>The load of providing additional housing should be spread over all suburbs, not just Corrimal and West Dapto. All suburbs need to be included in this. An efficient public transport system would enable all suburbs to carry the load.</p> <p>Has anyone thought of floating home communities on Lake Illawarra?</p> <p>I am not a East Corrimal resident and live West of the Princes Highway.</p>
Resident Corrimal	<p>In Summary:</p> <ul style="list-style-type: none"> <li>• I strongly emphasis that the current R3 needs to reverted to a R2 due to the already traffic congestion and lack of infrastructure in the area to cope with an increase.</li> <li>• I strongly advocate for an independent traffic study</li> <li>• I strongly reject that single dwelling cannot be replaced with a single dwelling.</li> <li>• I strongly encourage council to take a more integrated approach to planning, particularly with the emerging issues of climate change</li> </ul>
Resident Suburb unknown	<p>I strongly disagree with Councils proposed changes to buildings in Corrimal and probably other areas that may be affected. These coastal suburbs have an interesting and unique streetscape that will slowly change and become like Dee Why on the northern beaches.</p> <p>The impact on traffic along Princes Highway will be very noticeable for all of us who regularly use it. Parking times will change along the highway making it feel like Parramatta Road.</p> <p>Every building that goes beyond 3 stories will mean more cars that need a place to park. Please rethink these changes, try to focus on the general beauty of the area and build on that. If we have higher buildings then make it so that the frontage has greenery and is setback from the footpath.</p>
Resident Warrawong	<p>Support the housing strategy, in general the council needs to ensure there is much more housing in the dense core of these town centres such that people can live there lives there happily without a car. Warrawong can support much higher densities, even much higher than are indicated in this plan. However if council does this they need to ensure they take a much more hostile approach</p>

Suburb	Comment
	<p>towards cars in the city centre to make these town centres liveable. There need to be aggressive affordable housing targets in new high rise developments in Warrawong and other centres.</p> <p>Council needs to ensure that in these new housing developments there is adequate provision of car sharing street space (GoGET Etc) As well as ensuring that new developments provide at least one bike spot for each resident to securely store their bike.</p> <p>Will council explicitly support innovative housing models as part of the plan (cooperative, community land trust etc)??</p> <p>New release of land, especially in west dapto is strongly opposed. Why are we releasing land in places council has no intention or capacity to provide new services?</p> <p>Single dwelling developments should be aggressively banned around town centres, instead council should consider how similar amenities (community gardens, play space) can be provided in a shared capacity under the strategy.</p>
Resident Corrimal	<p>I strongly oppose the plans in the Draft Wollongong Housing Strategy, especially in relation to the R3 changes in Corrimal/East Corrimal.</p> <p>There MUST be building height limits. A developer has plans for a 13 storey building in Collins Street, once the draft proposal is approved. That's ludicrous. Already the 3 storey building in Collins St towers over everything else.</p> <p>There must be a change of the floor space ratio in this medium density area, mainly full of houses.</p> <p>There must be proviso built in for home owners to rebuild houses (not medium density), and for future owners to rebuild houses (not medium density)</p> <p>There must be a review of zoning areas.</p> <p>The streets are already full. There is no parking on Collins St, Corrimal. The traffic on Railway Street is busy most of the time. There are already 800 dwellings planned for the old Coke works, increasing the volume of traffic, of which the only entrance/exit is Railway Street.</p> <p>I know there are foolhardy plans to use the railway for transport, but nobody can use the railway to get anywhere in Wollongong, apart from the city. Even commuters to Sydney, drive the vehicle to Waterfall then hop on the train. As per usual, traffic bedlam in Corrimal this morning.</p> <p>These plans a ludicrous and need a major revamp, otherwise there will be legal action.</p>
Webpage comment	<p>I agree with much in the plan. However, the following presents a problem: "In the R3 Medium Density Residential zone, removing the opportunity to replace a single dwelling house with another single dwelling house." a) This is a draconian ban and would lead to considerable problems for those owning single dwelling houses in R3 areas, and probably some property blight. b) There need to be height limits for R3 -- maximum 4 storeys is suitable. c) There need to be stringent requirements for car parking provision inside larger developments. d) R3 areas are suitable for higher density low rise occupation. But before this happens there need to be improvements in access and public transport. For example, Railway</p>

Suburb	Comment
	Street in East Corrimal will be carrying higher and higher levels of traffic. The local schools will be under even greater pressure. Few trains stop at Corrimal so pressure on parking at Thirroul will increase. The infrastructure needs to be in place before more active promotion of larger developments.
Resident Towradgi	<p>We wish to again express our concerns the effect the construction of 550 residences &amp; associated sealed roads, pathways etc. at Corrimal Coke Works Development will produce enormous volumes of stormwater into Towradgi Creek.</p> <p>The Wollongong Draft Housing Strategy, I believe, does not address this, especially having seen the large amounts of water during the flooding rains recently.</p>
Resident Corrimal	<p>I wish to object to the R3 zoning proposal in Corrimal on the following grounds.</p> <p>Inadequate traffic infrastructure .</p> <p>Inadequate public transport infrastructure.</p> <p>Inadequate pedestrian access .</p> <p>Inadequate long term planning on how to deal with all the above mentioned problems.</p> <p>Loss of family community feeling in the Corrimal area.</p> <p>Over crowding in our local area.</p> <p>The planned growth of the Corrimal area has to be closely monitored to avoid the issues many other local communities are dealing with and to keep this area liveable .</p>
JMH Living Design	<p>As a building designer and project planning consultant with more than 40 years' experience I understand the necessity of designing and building houses for the future. Building designers will become increasingly important in ensuring that housing strategies sufficiently cater for the growing population while also preserving the natural environment and serving the community.</p> <p>The Draft Wollongong Housing Strategy has recognised the following key issues:</p> <ul style="list-style-type: none"> <li>– The population in the Wollongong LGA is set to increase to 56,661 persons by 2041, requiring an additional 28,000 dwellings.</li> <li>– Increased costs of living will place financial strain on many families and individuals.</li> <li>– There is an increased demand for support services, social housing, and more affordable housing.</li> <li>– There is an increased need to cater for an aging population and support those living with a disability.</li> <li>– Smaller dwellings are required.</li> </ul> <p>The report acknowledges the role that multi-dwelling housing will play. This includes units, townhouse rows and subdivisions. I would like to propose that council consider allowing 3 types of residences on a single standard lot while ensuring that they remain as a part of the one title and cannot be sold as separate entities. They may, however, be rented out as separate dwellings. The detached dwellings could be comprised of a large, small, and smaller home (studio) to cater for all stages and phases of life.</p>



Suburb	Comment
	<p>There are numerous benefits to such a development which could address the key issues outlined above, including:</p> <ul style="list-style-type: none"> <li>– Catering for an aging population and easing the burden in aged care. Smaller dwellings could serve as accommodation for elder generations within a family, facilitating their independence while ensuring they have nearby support. Studio dwellings could also allow for live in care.</li> <li>– Smaller dwellings could provide more affordable housing. This could ease financial burdens for students, elderly, and low- and middle-income earners.</li> <li>– Reducing financial strain on homeowners. Having a large primary dwelling with smaller detached dwellings that could be rented out could provide an additional stream of income.</li> </ul> <p>Dwelling sizes have been increasing significantly over time; however, the draft recognises the requirement for smaller dwellings. Council should be responsible for controlling the size, bulk, and scale of future projects through well thought out regulations. Many homes opt for large spaces that may not be necessary or functional. Therefore, encouraging homeowners to build smaller dwellings would allow for more values-based designs that would have a reduced impact on surrounding environments.</p>
Resident Suburb unknown	<p>I am writing to provide some comments on the draft Wollongong Housing Strategy. I understand that the consultation period closed at 5pm today but hope that my comments will be taken into account. I have had a cold the last few days and was unable to prepare a full submission in the time available given the large number of other items requiring community input.</p> <p>Preventing further development on the escarpment</p> <p>I would like to strongly support the proposal to review and amend the Local Environment Plan to retain the Illawarra escarpment as a conservation area with very limited opportunities for further development, and specifically to reduce the development potential of large legacy sites, particularly on the Illawarra escarpment. I consider this to be a matter of urgency, particularly in view of ongoing efforts to develop inappropriate sites such as 14 Cosgrove Avenue in Keiraville.</p> <p>Character of suburbs</p> <p>I also ask that Council give high priority to amending the Development Control Plan statements regarding desired future character to ensure that the character of urban areas is not profoundly transformed by state planning legislation which, unless the DCP is adjusted, allows developers to build large and inappropriate developments in suburban areas a long way from transport nodes or commercial precincts. A clear example of this is the multi-dwelling developments currently appearing across western Fairy Meadow, Mount Ousley and Mount Pleasant, which are far from public transport, nowhere near the shops, and profoundly changing the character of the area through increased hard paving and removal of large native trees.</p> <p>Specifically I ask that: Council amend the DCP to require all R2 Low Density Residential areas more than 400m from a commercial zone should have the appearance of a detached house and require the retention of at least one mature tree (over 5m high, not 'exempt species') on each block.</p>

Suburb	Comment
Resident East Corrimal	<p>Why Corrimal is my first Question? Why not all suburbs? Why are you placing Wollongong and their suburbs with so many high rise buildings? 4 levels is sufficient in all suburbs.</p> <p>Yes, we have a housing shortage but shouldn't you fix up the Zones 1 and 2. You stated at the meeting on Sunday, that there is so many Housing Commission homes with only 1 occupant living there for which that house, unit etc was built for more people living in that dwelling. Fix the problem you created before you build other problems.</p> <p>Sydney suburbs near stations are inundated with high rise slums which you want to create in our Wollongong Suburbs.</p> <p>You have forgotten Sydney is going to buy these dwellings, not our local people and rent them.</p> <p>The meeting stated that it was approved in 2009, and we are now in 2022 and we are only hearing about it. Shame on you. Also, everyone at the meeting stated how hard it is to manoeuvre and find things in the Council Website.</p> <p>The meeting stated that the Transport situation was over looked and that your now going to investigate. Again, shame on the Council Workers not investigating sooner.</p> <p>Corrimal has buses that only run every hour, as with Trains. Trains only 4 carriages on the weekend for all the tourist visiting our region and our region visiting Sydney. Insufficient parking at Corrimal Station if more high rise buildings will be placed. We also don't have a taxi or buses to collect people from the station.</p> <p>Roads, especially traffic lights are ridiculous. They need to be adjusted to the traffic. Waiting late at night for 2 ½ mins with no cars waiting for the lights to change is ridiculous.</p> <p>Don't get me started what the traffic is going to be like when 540 dwellings will be placed in the Coke Works area. Think about each dwelling having 2 -3 cars per dwelling. 1 car for the Mother, 1 car for the Father and at least 1 car for the Child living with parents.</p> <p>Railway street is unindicted with cars parked on the road making it difficult for people coming out of their driveway a nightmare. You cant see due the size of cars and trucks.</p> <p>The Phil Adams park is also neglected. More footpaths are required, more seatings are required. Zebra crossing are required.</p>
MMJ	<p>Submission on behalf of owner. Seek rezoning of Bulli Bowling Club site</p> <p>The site has been subject to a number of planning applications, including a recent Planning Proposal which proposed to rezone the subject site from its RE2 Private Recreation zone and 9m Height of Building Development Standard to R1 General Residential with a mixed height of 14, 17 and 19 Height of Building Development Standard. The PP also proposed to adopt a site-specific Floor Space Ratio (FSR) of 1.38:1, and Schedule 1 Additional Permitted Uses for Café or Restaurants, Office Premises, Medical Centre and Markets.</p>

Suburb	Comment
	<p>The Planning Proposal did not proceed due to lack of site-specific strategic merit.</p> <p>Whilst the PP did not proceed, it is still considered that the site offers a number of attributes that lend itself to allowing residential development, including:</p> <ul style="list-style-type: none"> <li>• Its proximity and walking distance to key transport corridors and public transport infrastructure. The subject site is less than 400m walking distance to Bulli train station, and a number of local bus stops and routes.</li> <li>• Its proximity and walking distance to retail and other services within the Bulli town centre to service the day to day needs of residents</li> <li>• The site is located within an established urban area with existing utility, transport, recreation, education and health infrastructure.</li> </ul> <p>The development of the site shouldn't be hindered due to the Showground to the north given it is under private ownership and not identified for land reservation acquisition by Council.</p>
Premise	<p>Submission on behalf of Mir Group re: 30-38 Corrimal Street, Wollongong</p> <p>Request increase in height and FSR to enable a 16 storey residential tower.</p> <p>The property, given its location and context, is worthy of consideration to allowing a greater residential yield than the current planning controls permit.</p>
Resident East Corrimal	<p>The Draft Wollongong Housing Strategy as it affects parts of Corrimal and East Corrimal requires urgent and comprehensive revision. Apparently dating from 2009, it also appears to have been developed in a simplistic manner which focuses on future housing requirements for Wollongong, but fails to take adequate traffic, public transport and sustainability issues into account.</p> <p>The proposed development of the former Coke works site provides an example of what excessive development and traffic flow will already affect Corrimal, likely to be accentuate to the point of gridlock, if the current draft plan, is adopted.</p> <p>Four storey apartment blocks in the R3 area are overkill for the area. Current trends in building two or three dwellings to double-storey height are acceptable, providing they include off-street parking for occupants, and include recreational green space and trees.</p> <p>A revised development plan must also include appropriate assessment and future planning for commensurate increase in traffic flow, and the removal of the Railway Street railway gates, as well as more regular public transport ( both train and buses).</p> <p>Back to the drawing board please!</p>
Resident Suburb unknown	<p>In the last few years the over development of the Wollongong area is destroying the beauty of what the Illawarra is known for .</p> <p>Recently it has been brought to my attention that Wollongong Council are trying to rezone the northern suburbs.</p> <p>This is disgraceful.</p> <p>We are already having to deal with what you have allowed with single houses been pulled down and units, duplex homes being built.</p> <p>Through this the over crowding of people, cars being parked on roads, boats, caravans, noise, peoples privacy, traffic, the over shadowing of people's</p>

Suburb	Comment
	<p>property, where once they could sit out the back yard in the sun but know they have people looking down, no sun. It's disgraceful.</p> <p>I put this down to greed.</p> <p>Now you want Corrimal and East Corrimal to be rezoned to allow for multi stories to be built , no single dwellings. Once again disgraceful. What we are known for will be changed and the whole feel , look if the area will be ruined.</p> <p>Stop destroying our beauty.</p>
Resident Corrimal	<p>I reside in Corrimal, in the region around the former Coke works site and Corrimal railway station. Zoned Medium Density, with good access to Memorial Drive and the rail corridor, I appreciate this is a natural growth region.</p> <p>The clause in the proposal that disturbs me is banning single dwellings from being replaced by new single dwellings. This seems like a very heavy handed approach, one that forces the neighbourhood into a particular style of development. There have been a number of homes in my local neighbourhood that have been tastefully renovated in the past few years, for a long continued life. These are not homes ready to be knocked down for units.</p> <p>One house in particular comes to mind, a falling-apart asbestos shack that was demolished to make way for a tasteful three-bedroom brick home for a family with young children. Why is such a home acceptable in Calderwood or Tullimbar but not acceptable in Corrimal? This is baffling!</p> <p>Some of the houses that have been lovingly restored for future generations include beautiful old weatherboard coal miner cottages, which reflect the character and spirit of the area. The newly proposed blanket rule implies that such dwellings are not the 'future' of Corrimal, the expectation being that Corrimal will be multi-story / multi-dwelling in the future with nothing else. By ruling that nothing else may be built, the council is condemning the character of the area. I can't express enough how shocked I am by this proposal and how much it concerns me that the council has seemingly so little regard for the existing residents of Corrimal. I guess the idea is we should just move out, move on and make way for the units? But this negates the fact that people have ties here, communities, carers, kids in schools, personal heritage and history in this area. We can't expect home owners to move out, find another community and simply open their blocks to developers. It is so heavy-handed.</p> <p>Right now Council is trying to increase the green coverage of vegetation across the LGA. Corrimal isn't doing too badly as far as tree cover is concerned - because of front and rear gardens, full of trees to attract wildlife. Knocking those single homes down and building units will make that green cover strategy impossible.</p> <p>Of course we need increased development to address the horrific rental and housing crisis. Developments such as the units under construction at Corrimal Railway station and the proposed Coke works are desperately needed. Units and houses have co-existed comfortably in Corrimal for a long while. Is an enforced rule to exclude single dwellings truly necessary?</p> <p>There is so much discussion in the draft strategy of the Northern suburbs, with plans to retain the 'village' nature of Thirroul and surround and prevent over development. The solution seems to be "just develop in Corrimal and Fairy Meadow, leave Thirroul alone". You can appreciate how that must feel to people</p>

Suburb	Comment
	<p>living in Corrimal and Fairy Meadow. Tourists may not idealise our neighbourhoods the way they do Austinmer, but we really cherish where we live.</p> <p>How about we encourage development that celebrates former coal miner dwellings, with unit blocks interspersed within that community in a complimentary way that promotes green cover, safe streets and community spirit? Balanced development that promotes community? Is the ban really necessary in Corrimal when the Coke works development will effectively add an entire new suburb of medium density housing anyway?</p> <p>Please, please reconsider the clause stating that single dwellings may only be replaced with units. Please consider offering easier/cheaper approvals for multiple dwellings but not a ban. The ban is so heavy handed and will completely change the character of the area. This is a huge opportunity to make or break a neighbourhood.</p>
Resident Bulli	<p>250-252 Princes Highway, Bulli. I have a shop/office building that I lease.</p> <p>I feel the idea of rezoning our side of the highway in the village, from Residential to Business, to be a positive one. It would put us in line with the other side of the road. It is a step in the right direction. I'm assuming you would be considering 2B, which would still allow for residential development.</p> <p>However if the Bulli business centre is to really grow and cater for future needs then the elephant in the room has to be addressed.</p> <p>Unfortunately the premises on our side of the road have no street parking, which was taken away to allow the traffic to treat this stretch of road as a freeway.</p> <p>Consequently I also believe any proposed rezoning will only have a positive future influence if Memorial Drive continues from the roundabout at the Princes Hwy, as the Bulli Bypass, around the showground to Bulli Pass. So I would appreciate it if Wollongong council put continuing pressure on the state government, to use the available land set aside for this inevitable project, and help solve the northern suburbs biggest problem.</p>
Willowtree Planning	<p>Submission on behalf of BWP Management Limited (BWP)</p> <p><b>Rezone 73-75 &amp; 81 GIPPS STREET, AND 60-72 &amp; 74 FLINDERS STREET, WOLLONGONG</b></p> <ul style="list-style-type: none"> <li>Consider the rezoning of the subject site to E1 Local Centre, E2 Commercial Core or MU1 Mixed Use, to allow for redevelopment for a masterplan community that would include residential, community services and retail suitable to the inner city location in close proximity to public transport.</li> <li>Consider permissibility of residential development, in particular high density within close proximity to the City Centre, through allowing these uses under an E2 Commercial Core zone, to address the limited housing supply in Wollongong.</li> <li>Consideration of permissibility of supermarkets on the subject site, not just neighbourhood shops, given the forecast increase in population and therefore need for additional services.</li> <li>Consider permissibility of diverse and new housing typologies within other zoned land such as E1 Local Centre or MU1 Mixed Use zones.</li> </ul>

Suburb	Comment
	<ul style="list-style-type: none"> <li>FSR and height limits should reflect the subject sites future potential to provide to a mix of residential development and retail uses and create a vibrant inner city masterplan area.</li> </ul> <p>Draft Housing Strategy</p> <p>In general, there is support for the draft Housing Strategy and need to provide diverse housing to the Wollongong community. The subject site is in a suitable location to accommodate a mix of services, retail opportunities and potentially housing.</p> <p>The following commentary on the draft Housing Strategy should be considered:</p> <ul style="list-style-type: none"> <li>While it is important to retain industrial zoned land, consideration should be given for the need for this land within the City Centre to deliver greater diversified development that still offers employment opportunities. In particular, industrial areas that are no longer functioning or providing contribution to industrial activities should be considered rezoning to allow greater flexibility to deliver services and housing close to the City Centre.</li> <li>Infill housing in close proximity to the City Centre should be supported through consideration of additional permitted uses within</li> <li>The boundaries of the Wollongong City Centre should be defined, however there is support for increased development potential within some locations. In particular, consideration should be given to the subject site and potential for this to cater to additional development and a broader range of city centre uses as well as residential development.</li> <li>Review of town centre zoning to look to maximise potential of both the core of the City Centre and also the surrounding zoning to assist in future development potential. In particular, rezoning of the subject site to E1 Local Centre, E2 Commercial Core or MU1 Mixed Use should be given.</li> <li>Consideration should be given to permissibility of high density housing within the City Centre to allow people to live and work and utilise services within the City Centre, using existing infrastructure and ensuring delivery of much needed housing supply. In particular allow residential flat buildings within the E2 Commercial Core.</li> <li>Additional FSR in the town centre is supported in particular where it may support additional diverse residential development and mixed use development options and co-location of services.</li> <li>There is support for a reduction in car parking requirements within the City Centre, in particular those within close proximity of the railway station. It is noted that this reduction should be considered for all uses not just for diverse housing choices.</li> <li>The draft Housing Strategy should ensure that any changes allow for flexibility in planning and the market to ensure and encourage the maximum redevelopment potential of the City Centre.</li> <li>The increased diversity of housing types recognised and therefore would be permissible within relevant zones is supported and should consider if these housing types are suitable for colocation on other employment zoned lands, not just in residential zones.</li> </ul>
Ethos Urban	On behalf of Haben Property Fund (Haben) is the owner of the Wollongong Central Shopping Centre and associated car parking

Suburb	Comment
	<p>Generally, Haben is supportive of the draft Strategy. We support the overall city wide strategies of enabling housing of the appropriate type and the provision of residential units in the Wollongong City Centre, where they are appropriately designed and located, having regard to other functions of the City Centre.</p> <p>The draft Strategy refers to modifications to planning controls for housing in the Wollongong area to provide for an increase in development potential in some locations surrounding the existing Wollongong City Centre, however notes that these areas are yet to be defined.</p> <p>We are concerned that the draft Housing Strategy notes that some locations within the City Centre will be provided with increases in residential development potential but does not define where those areas are located. How the draft Housing Strategy relates to the draft Wollongong City Centre Planning Strategy is of critical importance to Haben, as draft controls in both the LEP and DCP presented to Council as part of the draft City Centre Planning Strategy in 2020 would result in the potential for residential development on any of the Haben sites being significantly limited. We request that additional detail be provided within the draft Housing Strategy which identifies where the modifications to the planning controls relating to housing in the Wollongong City Centre area are recommended.</p> <p>We support the statements within the draft Strategy which notes that higher density forms of housing are needed and that centres will play an important role in the increased supply of those higher density housing stocks. The delivery of additional housing in the City Centre is supported by the Objectives of the <i>Illawarra Shoalhaven Regional Plan 2041</i>, with metro Wollongong being identified as a prime location for greater housing choice, particularly high density apartment living that can take advantage of the services and transport already available. The Six Cities Region Discussion Paper also provides recommendations with regard to housing, encouraging the location of housing in locations which are sustainable, centralised and not located in areas which are not vulnerable to the impacts of climate change. The Haben sites provide the ideal opportunity to deliver additional diverse housing within the Wollongong City Centre and in line with these broader State Government strategy documents. The sites all have strong connections to public and active transport options, are ideally located with regard to providing support to the commercial and retail core of the City Centre and in close proximity to a variety of employment opportunities. The sites are also surrounded by other higher density developments, and any future residential development in these locations would complement the existing supply.</p> <p>We support the proposed amendments to controls to provide additional affordable and smaller housing options, and the proposed reduction in car parking requirements for small units within shop top or residential flat building developments located within Wollongong City Centre. We recommend that the reduction in the car parking requirements extend to all unit types, and these changes will encourage more people to use active and public transport options in the City Centre.</p> <p>It is noted that the draft Strategy does not provide any new specific strategies for seniors housing. Given that one of the visions of the draft Housing Strategy is to increase affordability and ensure housing provides for a wide range of incomes,</p>



Suburb	Comment
	<p>including for the ageing population, we feel that more could have been done within the Strategy to facilitate the provision of additional seniors housing, similarly to the recommendations relating to affordable housing. This could include recommending amendments to the Contributions Plan to allow for waivers to development contributions for Seniors Housing which was pursued under the LEP (not only that which was pursued under the SEPP (Housing) 2021), inclusion of floor space ratio bonuses for the delivery of such housing or Council being open to investigating and considering innovative partnership opportunities.</p> <p>In principle, we agree with the recommendations provided within the strategy, however we believe that several amendments should be undertaken prior to it being finalised by Council. These include:</p> <ul style="list-style-type: none"> <li>• Strengthening of the recommendations relating to additional housing being encouraged within the City Centre area in line with the recommendations of the <i>Illawarra Shoalhaven Regional Plan 2041</i> and the Six Cities Region Discussion Paper.</li> <li>• Definition of the areas surrounding the City Centre where increases in residential development potential are recommended;</li> <li>• Defining the 'City Centre' and 'Central Business District'/'CBD' area;</li> <li>• Expansion of the reduction in car parking rates to all unit types; and</li> <li>• Inclusion of recommendations relating to the encouragement of seniors housing.</li> </ul>

**Draft Housing Strategy – summary of comments by strategy**

Strategy	Support	Oppose	Comment	Proposed way forward
<b>5a. Housing Vision Statement</b>	1	0	1	Adopt vision
<b>5b. The draft Housing Strategy proposes the continuation of the following strategies -</b>				
CW1. Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres, supporting infrastructure	0	0	0	Retain as a locational strategy
CW2. Provide sufficient zoned land and housing approvals to meet the 5 year (+7000 dwellings), 10 year (+14,000 dwellings) and 20 year (+28,000 dwellings) overall targets that will be required by Greater Cities Commission based on the Department of Planning and Environment's projections	2	2	0	Progress – legislative requirement
CW3. Provide predominantly detached dwelling houses in Urban Release Areas, supplemented by increased densities and housing mix around planned town centres - West Dapto Release Area, Tallawarra and Calderwood (the part within the Wollongong LGA)	0	0	0	Retain as a locational strategy – consistent with West Dapto vision
CW4. Encourage land owners and developers of zoned and serviced land in the release areas to release land for housing development to increase supply	2	1	0	Progress
CW5. Provide residential units in the Wollongong City Centre, appropriately designed and located, having regard to other functions of the City Centre	3	0	0	Retain as a locational strategy
CW6. Retain Industrial zoned land for employment opportunities, and not for residential outcomes	1	1	1	Retain as a locational strategy
CW7. Retain the Illawarra Escarpment as a conservation area, with very limited opportunity for additional dwellings	4	0	1	Retain as a constrained locational strategy
CW8. Retain the Sydney Drinking Water Catchment area as a conservation area, with no additional housing opportunities	0	0	1	Retain as a constrained locational strategy

Strategy	Support	Oppose	Comment	Proposed way forward
CW9. Protect the Illawarra Escarpment, Hacking River catchment, significant bushland and ecological areas, floodplains, coastline and other sensitive locations from inappropriate housing development	1	0	1	Retain as a constrained locational strategy
CW10. Review the opportunity to provide of additional housing in key Town Centres, to be undertaken following the completion of the Retail and Business Centres Strategy	0	0	0	Retain as a locational strategy
CW11. Review development controls to increase the sustainability and energy efficiency of dwellings.	0	0	0	Re-endorse
<b>5c. Housing Needs strategies – helping people find a home</b>				
<b>i. Homelessness and Emergency Housing</b>				
<p>H1. <del>The Fees and Charges Policy be amended to waive Development Application fees for future development applications lodged by registered providers of emergency housing for emergency and temporary housing projects, on sites owned by the provider and where 100% of the dwellings are available for emergency housing for a minimum period of 15 years.</del></p> <p>H1. The Fees and Charges Policy be amended to waive Development Application fees for emergency and temporary housing dwellings within a development, on development applications lodged by registered providers 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.</p>	4	0	0	<p>Amend – 100% requirement to be pro rata</p> <p>Progress via 2023-24 Fees and Charges policy</p>
H2. The Wollongong City-wide Development Contributions Plan 2022 and West Dapto Development Contributions Plan 2020 be amended to waive development contributions for future development applications lodged by registered providers of emergency housing for emergency and temporary housing <b>dwellings</b> projects, on sites owned by the provider and where 100% of the dwellings are available for emergency housing for a minimum period of 15 years.	1	0	0	<p>Amend – 100% requirement to be pro rata</p> <p>Progress via amendments to Contribution Plans</p>

Strategy	Support	Oppose	Comment	Proposed way forward
H3. Council will advocate for additional State funding to be directed to the emergency housing sector.	3	0	0	Progress
H4. Council will continue to support the use of the nominated 2 sites for Meanwhile Use and Temporary Accommodation, and will consider whether any other sites are suitable	2	0	0	Progress
H5. <b>New – Landowners and developers to consider whether their vacant sites and buildings can be used for Meanwhile Use and Temporary Accommodation</b>				Progress
H6. Council will consider whether any Council operational land parcels are suitable to be leased for the provision of emergency or temporary housing.	2	0	0	Progress
<b>ii. Social housing</b>				
SH1. Council will advocate for the number of social housing dwellings to be increased so that the 7.5% proportion of housing stock is at least maintained in line with overall growth	2	0	0	Progress
SH2. Consistent with the Collaboration Agreement, Council will continue to work with NSW Land and Housing Corporation to renew and increase the social housing stock in the LGA	0	0	0	Progress
<del>SH3. Collaboration include agreement in principle to resolve the tenure of 6-8 Grandview Parade, Lake Heights, and that the rezoning of this property be considered for inclusion in one of the proposed draft planning proposals to implement the Housing Strategy.</del>	0	0	0	Remove from strategy – specific action included as an implementation action, to be progressed as part of collaboration agreement

Strategy	Support	Oppose	Comment	Proposed way forward
SH4. Council will advocate for additional State funding to be directed to NSW Land and Housing Corporation for the construction of new social housing dwellings.	3	0	0	Progress
<b>iii. Seniors housing</b>				
• Nil (SEPP Housing 2021)	0	1	0	
<b>iv. Accessible housing</b>				
<p><del>AH1. The Fees and Charges Policy be amended to waive Development Application fees for future development applications lodged by registered providers of accessible housing for supported accommodation housing projects, on sites owned by the Provider and where 100% of the dwellings are available for accessible housing for a minimum period of 15 years. (Note – excludes the 20% Accessible dwellings in Residential Flat Buildings and Shop top housing required Action AH4)</del></p> <p>AH1. The Fees and Charges Policy be amended to waive Development Application fees for accessible housing dwellings within a development for supported accommodation housing projects, on sites owned by the provider and where the dwellings are available for accessible housing for a minimum period of 15 years. (Note - excludes the 20% Accessible dwellings in Residential Flat Buildings and Shop top housing required under strategy AH4)</p>	2	0	0	<p>Amend – 100% requirement to be pro rata</p> <p>Progress via 2023-24 Fees and Charges policy</p>
AH2. The Wollongong City-wide Development Contributions Plan 2022 and West Dapto Development Contributions Plan 2020 be amended to waive development contributions for future development applications lodged by registered providers of accessible housing for	1	0	0	Amend – 100% requirement to be pro rata

Strategy	Support	Oppose	Comment	Proposed way forward
supportive accommodation housing projects, on sites owned by the Provider and where 100% of the dwellings are available for accessible housing for a minimum period of 15 years.				Progress via amendments to Contribution Plans
AH3. Council will lobby for additional State funding to be directed the accessible housing sector.	0	0	0	Progress
AH4. The Wollongong DCP 2009 Chapter B2 Residential Development be amended to increase the proportion of accessible dwellings in larger residential flat building or shop top housing developments, from 10% to 20% in developments containing more than 60 units.	0	0	0	Progress via DCP amendment
AH5. Council will consider whether any Council operational land parcels are suitable to be leased for the provision of accessible housing.	3	0	0	Progress
<b>v. Affordable Rental Housing</b>  As part of an Affordable Housing Policy:				
<del>ARH1. The Fees and Charges Policy be amended to waive Development Application fees for future development applications lodged by registered Tier 1 Community Housing Providers for Affordable Rental Housing Projects, on sites owned by the Provider and where 100% of the dwellings are available for affordable rental housing for a minimum period of 15 years.</del>  ARH1. The Fees and Charges Policy be amended to waive Development Application fees for Affordable Housing dwellings within a development lodged by registered Tier 1 or Tier 2 Community Housing Providers for Affordable Rental Housing Projects, on sites owned by the Provider and where the dwellings are available for affordable rental housing for a minimum period of 15 years.	4	0	0	Amend – 100% requirement to be pro rata  Include Tier 2 CHPs  Progress via 2023-24 Fees and Charges policy

Strategy	Support	Oppose	Comment	Proposed way forward
ARH2. The Wollongong City-wide Development Contributions Plan 2022 and West Dapto Development Contributions Plan 2020 be amended to waive development contributions for future development applications lodged by registered Tier 1 and Tier 2 Community Housing Providers for Affordable Rental Housing Projects, on sites owned by the Provider and where 100% of the dwellings are available for affordable rental housing for a minimum period of 15 years.	3	0	0	Amend – 100% requirement to be pro rata  Include Tier 2 CHPs  Already some exemptions under SEPP (Housing) 2021  Include in proposed Affordable Housing Policy  Progress via amendments to Contribution Plans
ARH3. Council will lobby for additional State funding to be directed the Affordable housing sector.	1	0	0	Progress
ARH4. 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.	3	0	0	Amend include Tier 2 CHPs  Expand to exclude social housing planning proposals  Include in proposed Affordable Housing Policy



Strategy	Support	Oppose	Comment	Proposed way forward
ARH5. 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 Providers 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.	5	0	0	Amend include Tier 2 CHPs  Include in proposed Affordable Housing Policy
<b>ARH6. New</b> – As part of the proposed Affordable Housing Development Contribution Scheme, commencing in 3 years (1/1/2026), 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 January) to be 10% on 1/1/2033. The scheme will not apply to dwellings provided under SH1, ARH4 and ARH5.				Include in proposed Affordable Housing Policy
ARH7. Council will consider whether any Council operational land parcels are suitable to be leased for the provision of affordable housing.	5	0	0	Progress
ARH8. An Affordable Housing target will be guided by the Greater Cities Commission City Plan.	0	0	0	Progress  Include in proposed Affordable Housing Policy

Strategy	Support	Oppose	Comment	Proposed way forward
ARH9. Continue to request the NSW Department of Planning and Environment to amend the Standard LEP Instrument to include Affordable Housing clause, so that it is available to all NSW Councils.	0	0	0	Letter to DPE
ARH10. Council remains open to investigating and considering innovative partnership opportunities.	2	0	0	Progress
<b>Key Workers</b>				
KW1 New - Proponents of developments that rely of Key Workers are encouraged to consider options to provide housing for their Key Workers on low incomes.	1	0	0	Progress
KW2 New – Major infrastructure projects proponents are encouraged to consider options to provide temporary housing (if required) for skilled workers as part of significant construction projects.	1	0	0	Progress
<b>5d. Housing diversity, mix and choice strategies</b>				
D1. The mix of dwellings sizes in residential flat buildings and shop top housing developments be amended to increase the proportion of single bedroom / studio dwellings from 10% to 20% in developments containing more than 20 dwellings	2	0	0	Progress via DCP amendment
D2. Villas (a form of Multi Dwelling Housing) – three small single storey dwellings on a lot, with a floor space ratio of 0.3:1	1	0	0	Progress via LEP and DCP amendments
D3. Fonzie flats (a form of secondary dwelling) – a second dwelling on a lot located above the garage with rear lane access or secondary frontage	1	0	0	Progress via DCP amendment
D4. Amend the R2 Low Density Residential zone to remove Residential Flat Buildings as a permissible land use which is not an appropriate built form in the low density zone, and is not achievable with a 0.5:1 FSR and 9m height limit	3	0	0	Progress via LEP amendment

Strategy	Support	Oppose	Comment	Proposed way forward
D5. <del>In the R3 Medium Density Residential zone, removing the opportunity to replace a single dwelling house with another single dwelling house. The number of dwellings on each property needs to increase.</del>	1	8 + 92 form letters	0	Not progress – review FSR for single dwelling houses
D6. Review the planning controls for dual occupancy and multi-unit housing development, including FSR, building height, site area and site width <b>in the R2 and R3 zones</b>	3	0	0	Progress via LEP and DCP amendments
D7. A building height limit on rear dual occupancy dwellings in the R2 Low Density Residential zone to be single storey	0	1	0	Progress via LEP and DCP amendments
D8. Review and updating the suburb character statements contained in Wollongong DCP 2009 Chapter D1 Character Statements.	4	0	0	Progress via DCP amendment
<b>5e. Key location changes - Housing growth in the right location:</b>				
Constrained locations				
L1. Illawarra Escarpment Foothills (Farmborough Heights to Stanwell Park) – decrease residential development potential due to environmental constraints. An ancillary review of large residential lots in the escarpment foothills is in preparation.	6	0	0	Progress via LEP amendment
L2. Northern Villages (north of Thirroul to Stanwell Tops) – decrease residential development potential due to environmental and infrastructure constraints	2	2	0	Progress via LEP amendment
L3. Windang – decrease residential development potential in high and medium flood risk precincts, and subject to coastal and lake inundation, as identified in the Lake Illawarra Floodplain Management Study and Plan 2012, and Lake Illawarra Coastal Management Program 2020	0	0	0	Progress via LEP amendment
L4. Fairy Meadow - decrease residential development potential in high and medium flood risk precincts, as identified in the Fairy and Cabbage Tree Creek Floodplain Management Study and Plan 2010 (currently being revised based on the 2020 Flood Study).	0	0	0	Progress via LEP amendment

Strategy	Support	Oppose	Comment	Proposed way forward
To increase housing supply in some locations, the draft Housing Strategy proposes -				
L5. Existing R3 Medium Density Residential zones – review the floor space ratio and height controls and whether the precincts should be expanded – general R3 precincts	0	0	0	Study, then progress any LEP and DCP amendments
o Corrimal – East Corrimal R3	1	119	0	Review
L6. Wollongong – increase development potential in some locations surrounding the existing Wollongong City Centre. The boundaries are to be defined.	0	0	1	Study, then progress any LEP amendments
L7. Review the R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4	0	0	0	Progress via LEP amendment
L8. South Wollongong – a review of the planning controls for the South Wollongong precinct is scheduled to occur following the completion of the Wollongong City Floodplain Management Study and Plan. Noting that this precinct is also important for light industrial and employment uses.	0	0	0	Progress
L9. Review the SP1 Hospital zone at Wollongong – consider rezoning to R3 Medium Density Residential and R4 High Density Residential zones (following the completion of the Department of Planning and Environment / NSW Health master plan)	0	0	0	Await DPE / NSW health master plan project
L10. Warrawong – increase development potential around the town centre. The boundaries are to be defined.	1	0	0	Study, then progress any LEP amendments
L11. Corrimal – increase development potential around the town centre (excluding Illawarra Escarpment Foothills and constrained locations). The boundaries are to be defined.	0	4	0	Study, then progress any LEP amendments
L12. Flinders Street, North Wollongong precinct – rezone parts of B6 Enterprise Corridor zone along Bourke Street, Edward Street and Gipps Street to a residential or mixed-use zone. The boundaries are to be defined.	0	0	0	Study, then progress any LEP amendments

Strategy	Support	Oppose	Comment	Proposed way forward
L13. Town Centres – review the floor space ratio and building height limits to increase the opportunity for shop top housing. The floor space ratio and building height will need to be defined for each centre. Centres with adequate public transport will be a higher priority for review.	3	0	0	Study, then progress any LEP amendments
L14. New - 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.	4	0	0	Include new Strategy, as part of finalisation of Tourism Accommodation Review
<b>5f. Site specific changes</b>				
<ul style="list-style-type: none"> <li>Continue to assess existing PPs</li> </ul>	0	0	0	Continue – no change
<ul style="list-style-type: none"> <li>The draft Housing Strategy has not identified the need for significant additional greenfield or brownfield residential release areas, beyond those already identified. There is sufficient land already identified to meet the future housing needs without the rezoning of more sensitive and constrained locations.</li> </ul>	0	0	0	Continue – no change
<ul style="list-style-type: none"> <li>Any new PPs – required to demonstrate consistency with: <ul style="list-style-type: none"> <li>the draft Wollongong Housing Strategy</li> <li>the Illawarra Shoalhaven Regional Plan 2041 (and future City Plan)</li> <li>the Wollongong Local Strategic Planning Statement</li> <li>Council's Planning Proposal Policy</li> <li>other adopted strategies, such as Town and Village Plans, the Illawarra Escarpment Strategic Management Plan, West Dapto Vision, Wollongong City Centre Urban Design Framework.</li> </ul> </li> </ul>	0	0	0	Continue – no change

Strategy	Support	Oppose	Comment	Proposed way forward
<b>5g. Partnerships and Advocacy</b>				
P1. Work with the NSW Land and Housing Commission (L&HC) to renew and increase social housing and maintain at least the 7.5% proportion of social housing in the LGA.	0	0	0	Progress / continue
P2. Work with Illawarra Local Aboriginal Land Council (ILALC) and Illawarra Housing Corporation (IHC) to develop and conserve their lands, as determined by their boards and members	0	0	0	Progress
P3. Remains open to investigating innovative partnership opportunities	0	0	0	Progress
P4. Work with the Greater Cities Commission to define housing targets for the City, which would be identified through the proposed City Plan.	1	0	0	Progress
P5. Advocate to the State Government and infrastructure agencies to forward fund the provision of infrastructure to service the West Dapto Release Area	0	0	0	Progress
P6. Continue to request the NSW Department of Planning and Environment to amend the Standard LEP Instrument to include Affordable Housing clause, so that it is available to all NSW Councils.	0	0	0	Progress
P7. Lobby the State Government, including local Members of Parliament, for the allocation of funds to: <ul style="list-style-type: none"> <li>a. The Emergency Housing sector to increase emergency and temporary accommodation</li> <li>b. NSW Land and Housing Corporation to increase the provision of new social housing dwellings</li> <li>c. The Disability or Supportive Accommodation sector to increase the provision of supportive accommodation</li> </ul>	0	0	0	Progress

Strategy	Support	Oppose	Comment	Proposed way forward
d. The Community Housing sector to increase the provision of affordable rental housing				
P8. Lobby the Federal Government, including local Members of Parliament, for the allocation of funds to the State Government, or direct to Local Government for the increased provision of emergency, social, accessible and affordable rental housing.	0	0	0	Progress
P9. Work with peak development organisations, such as the Property Council of Australia (NSW), Urban Development Institute of Australia (NSW) on the implementation of the draft Housing Strategy.	0	0	0	Progress
<b>5h. Education</b>				
E1. On-going social media and communication	2	0	0	Progress
E2. Subscribe to id's Housing monitor	0	0	0	Completed – available on Council's website

## 6. Implementation

Implementation measures	Support	Oppose	Comment	Proposed way forward
<b>6a. Planning Proposal</b>				
<b>Land Use Tables</b>				
LUT1. Amend the R2 Low Density Residential zone to remove Residential Flat Buildings as a permissible land use which is not an appropriate built form in the low density zone, and is not achievable with a 0.5:1 FSR and 9m height limit	0	0	0	Progress



Implementation measures	Support	Oppose	Comment	Proposed way forward
LUT2. Amend R3 Medium Density Residential zone to remove dwelling houses as a permissible land use, to encourage additional residential development, rather than a 1:1 dwelling replacement	1	8 + 92 form letters	0	Not progress – review FSR for single dwelling houses
<b>Clauses</b>				
C1. New clause 4.4B R3 Medium Density Residential zone Floor Space ratio – introduce an increased FSR on amalgamated sites / larger sites greater than 1100m2 with a minimum frontage width of 24m of 1:1 (base FSR would remain 0.75:1 on FSR map)	0	2	0	Progress
C2. New clause - Introduce development controls for Villas – 3 single storey small dwellings with an FSR of 0.3:1, single garage, common driveway, strata titled, minimum lot width of 14m	0	1	1	Progress
C3. New clause – Minimum site areas: <ul style="list-style-type: none"> <li>Introduce a Minimum site area per dwelling standard for the purpose of calculating the number of dwellings in dual occupancy and multi dwelling housing developments (does not apply to detached dwelling houses, secondary dwellings and side by side dual occupancies) of: <ul style="list-style-type: none"> <li>300m2 in the R2 Low Density Residential zone in the coastal areas,</li> <li>400m2 in the R2 Low Density Residential zone in the Escarpment Foothills</li> <li>200m2 in the R3 Medium Density Residential zone</li> </ul> </li> </ul>	1	2	0	Progress
<ul style="list-style-type: none"> <li>Introduce a dual occupancy (battle axe style development) minimum site area of: <ul style="list-style-type: none"> <li>600m2 in the R2 Low Density Residential zone coastal plain area with a floor space ratio of 0.4:1,</li> </ul> </li> </ul>				Progress

Implementation measures	Support	Oppose	Comment	Proposed way forward
<ul style="list-style-type: none"> <li>▪ 800m2 in the R2 Low Density Residential zone in the Escarpment Foothills with a floor space ratio of 0.4:1 and</li> <li>▪ 400m2 in the R3 Medium Density Residential zone with a floor space ratio of 0.5:1</li> <li>▪ Note - attached side-by-side dual occupancy would remain permissible under the Code SEPP on 400m2 lots.</li> </ul>				
<ul style="list-style-type: none"> <li>○ Introduce a Multi dwelling housing minimum site area standard of: <ul style="list-style-type: none"> <li>▪ 900m2 in the R2 Low Density Residential zone coastal plain area for 3 single storey small dwellings (villas) with an FSR of 0.3:1</li> <li>▪ 1000m2 in the R2 Low Density Residential zone coastal plain area with a floor space ratio of 0.4:1,</li> <li>▪ 1200m2 in the R2 Low Density Residential zone in the Escarpment Foothills with a floor space ratio of 0.4:1 and</li> <li>▪ 600m2 in the R3 Medium Density Residential zone with a floor space ratio of 1:1 (3 or more dwellings),</li> </ul> </li> </ul>				Progress
<ul style="list-style-type: none"> <li>○ Introduce a Residential Flat Building minimum site area of 1000m2 in the R3 Medium Density Residential and R4 High Density Residential zones</li> </ul>	0	0	1	Progress
C4. New clause – Introduce Rear building height limit for single storey dwellings, to encourage smaller dwellings and to reduce overlooking, overshadowing and amenity issues	1	1	0	Progress

Implementation measures	Support	Oppose	Comment	Proposed way forward
C5.New clause – introduce the Affordable Housing clause to enable the collection of development contributions to contribute to the provision of affordable rental housing.	0	1	0	Progress
C5.Clause 7.14 – Maintain the minimum lot width requirement for multi dwelling housing (18m) (excluding 3 villas) and residential flat buildings (24m) developments.				Progress
<b>Zoning map</b>				
LZN1. Review R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4	1	0	0	Progress
LZN2. Expand R3 Medium Density Residential zone in some locations	1	0	0	Progress
LZN3. Review the zoning of town centres which could result in changes to both the Business and Residential zones	1	0	0	Progress
LZN4. Review the rezoning of large lots in the Illawarra Escarpment foothills to reduce development potential (review commenced)	2	0	0	Progress
LZN5. Review the SP1 Hospital zone at Wollongong – consider rezoning to R3 Medium Density Residential and R4 High Density Residential zones (following the completion of the Department of Planning and Environment / NSW Health master plan)	1	0	0	Progress
LZN6. Review the zoning of 6-8 Grandview Parade, Lake Heights from R2 Low Density Residential to RE1 Public Recreation	0	0	0	Progress

Implementation measures	Support	Oppose	Comment	Proposed way forward
<b>Floor Space Ratio map</b>				
FSR1. Review FSR for the R3 Medium Density Residential zone - increase from 0.75:1 to 1:1 or 1.2:1 in appropriate locations for larger sites	0	2	0	Progress
FSR2. Review the FSR in town centres to encourage additional residential development, without reducing retail and employment opportunities	2	0	0	Progress
FSR3. Review the FSR in small isolated B1 Neighbourhood Centres to be consistent with surrounding residential development	1	0	0	Progress
FSR4. Consequential amendments from zoning changes above				
<b>Minimum Lot Size Map</b>				
MLS1. Review minimum lot size for subdivision in the Illawarra Escarpment foothills – increase from 449m2 to 800m2 per lot	0	0	0	Progress
MLS2. Review minimum lot size for subdivision in the Northern Villages (north of Thirroul to Stanwell Tops) – increase from 449m2 to 800m2 per lot	1	0	1	Progress
MLS3. Consequential amendments from zoning changes above				
<b>Height of Buildings Map</b>				
HOB1. Review the building heights in R3 Medium Density Residential zone and increase where appropriate	0	4	0	Progress

Implementation measures	Support	Oppose	Comment	Proposed way forward
HOB2. Review the building height in town centres to encourage additional development	1	1	0	Progress
HOB3. Review the building heights in small isolated B1 Neighbourhood Centres to be consistent with surrounding residential development	0	0	0	Progress
HOB4. Consequential amendments from zoning changes above				
<b>Sub-projects:</b>				
<ul style="list-style-type: none"> <li>Review of Council owned public reserves – a number of public reserves are zoned R2 Low Density Residential and could be rezoned to RE1 Public Recreation, or a Conservation zone depending on constraints. This amendment would clarify that the public reserves are not available for housing developments.</li> </ul>	0	0	0	Progress
<ul style="list-style-type: none"> <li>Review of SP2 Infrastructure - Road corridors – a number of privately owned properties are still affected by historical road reserves, where the road project has been completed and the land is no longer required. The land could be rezoned to the adjoining R2 or R3 zone to remove the reservation constraint and would enable development to occur. This amendment would remove the restriction and enable the lots to be developed for housing.</li> </ul>	0	0	0	Progress
<b>6b. DCP</b>				
<ul style="list-style-type: none"> <li>DCP chapter B1 Subdivision – update to include the new subdivision standards for dual occupancy, multi dwelling housing, Illawarra Escarpment foothills and Northern Villages</li> </ul>	0	0	0	Progress
<ul style="list-style-type: none"> <li>DCP chapter B2 Residential development Review and update</li> </ul>	0	0	0	Progress

Implementation measures	Support	Oppose	Comment	Proposed way forward
<ul style="list-style-type: none"> <li>○ Dual Occupancy <ul style="list-style-type: none"> <li>▪ indicate rear dwellings to be single story (consistent with LEP amendment)</li> </ul> </li> <li>○ Multi dwelling housing <ul style="list-style-type: none"> <li>▪ Clause 5.13 – specify a minimum dwelling size mix, of 10% 1 bedroom, 30% 2 bedroom, to encourage more smaller dwellings, with the remaining 60% unspecified</li> <li>▪ Clause 5.14 – maintain the 10% adaptable housing requirement.</li> </ul> </li> <li>○ Residential Flat Buildings and Shop top housing <ul style="list-style-type: none"> <li>▪ To reflect the NSW Apartment Design Guide (2015)</li> <li>▪ Clause 6.15 - Increase proportion of adaptable dwellings from 10% to 20% in developments containing 60 or more dwellings</li> <li>▪ Clause 6.17 - Increase proportion of single bedroom / studio dwellings from 10% to 20% in developments containing more than 20 dwellings</li> <li>▪ Require EV charging spaces in larger developments</li> </ul> </li> <li>○ Introduce development controls for Villas</li> <li>○ Introduce development controls for Fonzie Flats</li> <li>○ Update controls to increase the sustainability and energy efficiency of dwellings</li> </ul>				
<ul style="list-style-type: none"> <li>• DCP chapter C3 Boarding Houses - Review completed – revised DCP chapter exhibited and adopted by Council on 8 August 2022</li> </ul>	0	0	0	Review completed 8/8/22
<ul style="list-style-type: none"> <li>• DCP chapter D1 Character Statements - Review and update the character statements for each suburb, including where required statements for precincts within each suburb. Scheduled to occur</li> </ul>	4	0	0	Progress

Implementation measures	Support	Oppose	Comment	Proposed way forward
following the completion of the Housing Strategy and Retail and Business Centres Strategy				
<ul style="list-style-type: none"> <li>DCP Chapter E1 Access for People with Disability - Review completed – revised DCP chapter exhibited and adopted by Council on 2 May 2022.</li> </ul>	0	0	0	Review completed 2/5/22
<ul style="list-style-type: none"> <li>DCP Chapter E3 Car parking, Access, Servicing / Loading facilities and Traffic Management               <ul style="list-style-type: none"> <li>Introduce car parking requirement for villa developments – 1 space per &lt;100m<sup>2</sup> unit</li> <li>Introduce car parking requirement for Fonzie flat – 1 space per dwelling</li> <li>Reduce the car parking requirement for small units (&lt;70m<sup>2</sup>) within Residential Flat Buildings and Shop top housing developments located within the Wollongong City Centre or 400m of a railway station (footpath distance) from 0.75 spaces per dwelling to 0.5 spaces per dwelling</li> <li>Require EV charging spaces in larger developments</li> </ul> </li> </ul>	3	0	0	Progress
<ul style="list-style-type: none"> <li>Consider application of best practice sustainability controls across relevant DCP chapters.</li> </ul>	0	0	2	Progress
<b>6c. Development Contribution Plans</b>				
<ul style="list-style-type: none"> <li>Wollongong City-wide Development Contributions Plan 2022 – to exclude the payment of development contributions for emergency housing, accessible housing and affordable rental housing by registered providers</li> </ul>	0	0	0	Progress

Implementation measures	Support	Oppose	Comment	Proposed way forward
<ul style="list-style-type: none"> <li>West Dapto Development Contributions Plan 2020 – to exclude the payment of development contributions for emergency housing, accessible housing and affordable rental housing by registered providers</li> </ul>	0	0	0	Progress
<ul style="list-style-type: none"> <li>New draft Affordable Housing Development Contributions Plan</li> </ul>	0	0	0	Progress
<b>6d. Fees and Charges</b>				
<ul style="list-style-type: none"> <li>Waive DA fees</li> </ul>	0	0	0	Progress
<ul style="list-style-type: none"> <li>Waive Development Contributions</li> </ul>	0	0	0	Progress
<b>6e. Program</b>				
<ol style="list-style-type: none"> <li>Assessment of existing draft Planning Proposals - ongoing</li> <li>Preparation of a draft Planning Proposal for large lots in the Illawarra Escarpment foothills</li> <li>Amend Fees and Charges Policy to waive the payment of development application fees for emergency housing, accessible housing and affordable rental housing by registered providers</li> <li>Amend Development Contribution Plans to waive the payment of development contributions for emergency housing, accessible housing and affordable rental housing by registered providers</li> <li>Preparation of a draft Planning Proposal to review private land zoned SP2 Infrastructure – Road Corridors</li> <li>Preparation of a draft Planning Proposal for the review of Council owned public reserves currently zoned R2 Low Density Residential Development</li> <li>Preparation of a draft Planning Proposal for the Northern Villages (north of Thirroul to Stanwell Tops)</li> </ol>	2	0	0	Progress



Implementation measures	Support	Oppose	Comment	Proposed way forward
8. Preparation of a draft DCP amendments to Chapter B2 Residential Development 9. Preparation of a draft Affordable Housing Development Contributions Scheme 10. Preparation of a draft Planning Proposal for changes to the general housing controls 11. Preparation of a draft Planning Proposal for areas proposed to be rezoned to permit additional residential development 12. Preparation of updated suburb Character Statements to include in DCP Chapter D1 Character Statements				
<b>6f. Monitoring</b>				
<ul style="list-style-type: none"> <li>the progression of the program and completion of implementation projects</li> </ul>	1	0	0	Progress
<ul style="list-style-type: none"> <li>The NSW Department of Planning and Environment's Illawarra Shoalhaven Urban Development Program dashboard (updated annually)</li> </ul>	0	0	0	Progress
<ul style="list-style-type: none"> <li>The Housing Monitor (updated every 6 months)</li> </ul>	0	0	0	Progress
<ul style="list-style-type: none"> <li>ABS census data (undertaken every 5 years)</li> </ul>	0	0	0	Progress
<ul style="list-style-type: none"> <li>Council's Development Application approval data – for key locations and housing types</li> </ul>	0	0	0	Progress



Wollongong City Council

# Wollongong Housing Strategy 2023

## **WOLLONGONG HOUSING STRATEGY**

Delivering Growth, Diversity and Affordable Housing



February 2023

Wollongong City Council

#### **ACKNOWLEDGEMENT OF COUNTRY**

Wollongong City Council would like to show their respect and acknowledge the Traditional Custodians of the Land, of Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander people.

## Contents

1. Introduction .....	5
2. Existing housing situation snapshot.....	7
3. Future housing requirements .....	9
4. State and regional policies .....	10
5. Housing Strategy .....	11
a. Housing vision .....	11
b. Overall City-wide strategies .....	12
c. Housing Needs strategies – helping people find a home .....	13
i. Homelessness and Emergency housing .....	13
ii. Social housing.....	14
iii. Seniors Housing.....	15
iv. Accessible Housing.....	15
v. Affordable Rental Housing .....	16
d. Housing diversity, mix and choice strategies - housing product changes .....	18
e. Key location changes – Housing growth in the right locations .....	19
f. Site specific changes .....	20
g. Partnerships and Advocacy.....	21
h. Education .....	21
6. Implementation .....	22
a. Planning Studies.....	22
b. Wollongong LEP 2009 amendments .....	22
c. Review and update DCP controls.....	25
d. Review and update Development Contribution Plans.....	26
e. Review and update Fees and Charges .....	28
f. Program.....	28
g. Monitoring .....	29
7. References .....	30

## Figures

Figure 1 Wollongong Structure Plan .....	6
Figure 2 Dwelling approvals 1991-2021 (source DPE) .....	7
Figure 3 National CPI changes 2013-2022 .....	8
Figure 4 Dwelling target.....	9

### VERSION CONTROL

Draft Wollongong Housing Strategy 2022	22/8/22 Reported to Council for endorsement to exhibit
Draft Wollongong Housing Strategy 2022 – updated for exhibition	22/8/22 Endorsed by Council for exhibition with minor amendments. 10/10/22- 2/12/22 Exhibition
Wollongong Housing Strategy 2023 – post exhibition amended version	27/2/23 – Reported to Council for adoption, showing tracked changes. This document.
Wollongong Housing Strategy 2023 - adopted	XX/XX/23 – adopted by Council. Tracked changes removed.

## 1. Introduction

In 2005, Council endorsed the *Wollongong City Housing Study 2005*. This study examined key demographic trends to determine the future housing needs of the Wollongong Local Government Area (LGA). This study informed the preparation of the draft Wollongong Local Environmental Plan 2009 (LEP).

The Wollongong Housing Strategy has been prepared to guide the future housing directions within the Wollongong Local Government Area for the next 10-20 years. The Strategy builds on the previous work, including the *Housing Our Community discussion paper*, the *Housing and Affordable Housing Options Paper* and community input.

The Housing Strategy addresses overall housing supply and demand, as well as examining various housing sectors that are in need of support, including the homeless, social housing, affordable housing and accessible or supportive housing.

Council is committed to ensuring our community has access to appropriate housing opportunities now and into the future. Council has a role to play in the local housing market, through planning controls, development assessment, local infrastructure provision, community services and advocacy. The rising cost of living, higher interest rates, Federal and State taxation settings and the provision of State enabling infrastructure, are outside Council's control.

Significant analysis has been undertaken and consultation with our communities and stakeholders has helped inform the development of the draft and final Strategy.

This strategy has been deliberately prepared as a succinct action plan to guide Council's programs and activities to support improved housing outcomes.



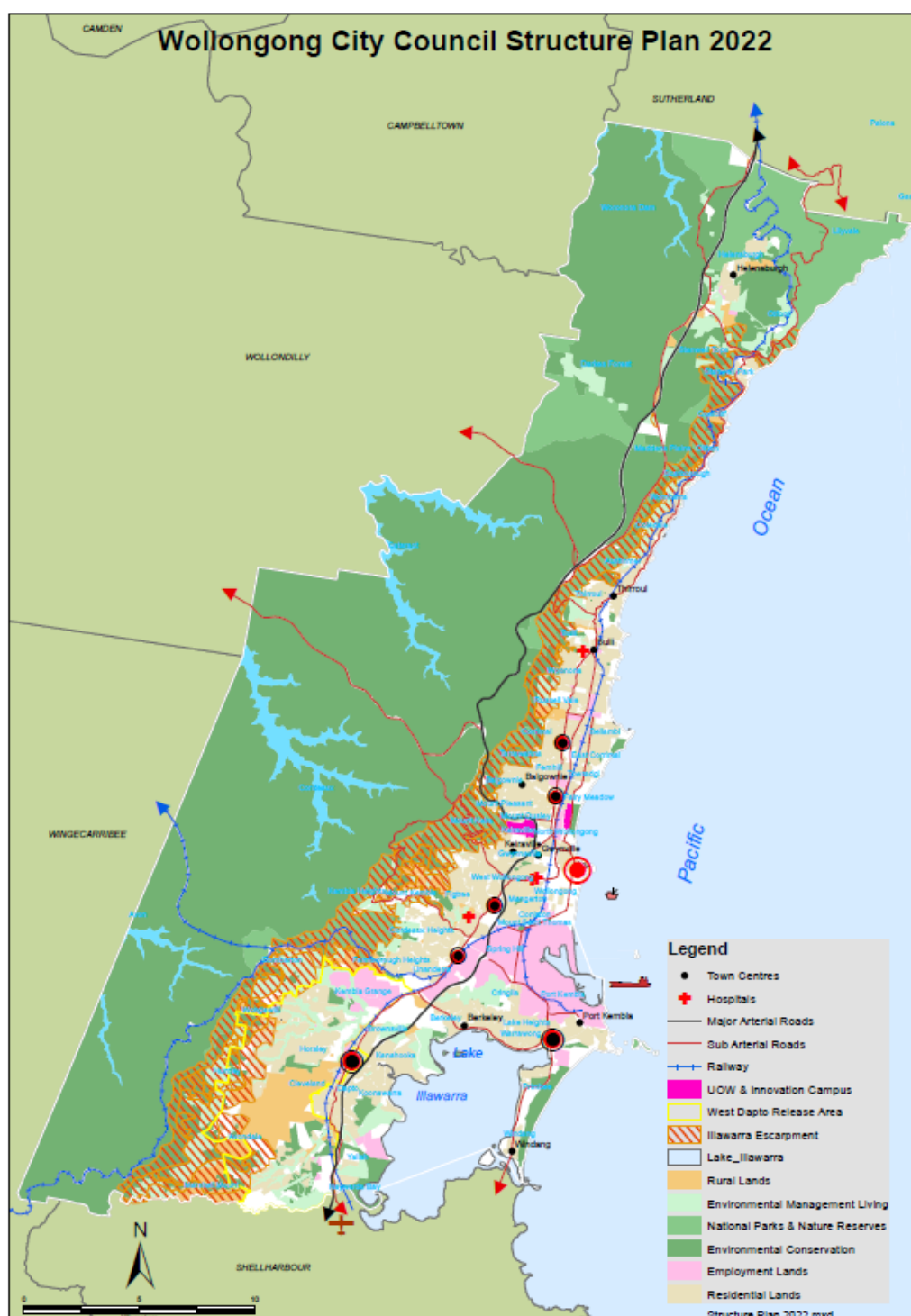


Figure 1 Wollongong Structure Plan



## 2. Existing housing situation snapshot

The Wollongong Local Government Area (LGA) currently has an estimated population of 214,657 persons who live in 89,337 dwellings (ABS 2021 census). The majority of dwellings are single detached dwelling houses (66%), with 20.5% medium density and 12.3% high density. The full results of the 2021 census will be available later in 2022.

The NSW Department of Planning and Environment's Illawarra Shoalhaven Urban Development Program Dashboard shows that over the 30 year period 1991-2021, Wollongong has on average approved 1,048 dwellings. Of which, 50% were dwelling houses, and 28% Medium Density and 21% High Density Apartment Buildings and Shop top housing, and 1% other (Figure 2).

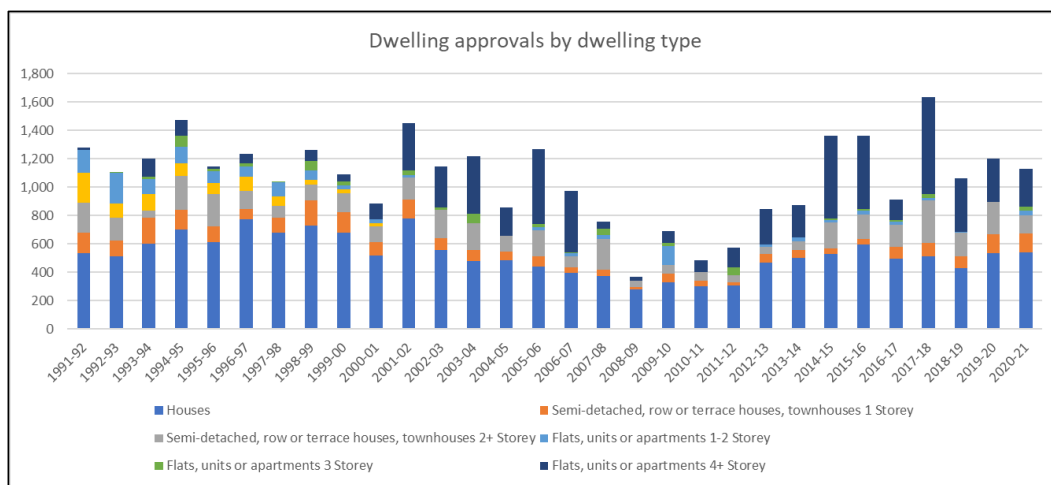


Figure 2 Dwelling approvals 1991-2021 (source DPE)

The 2021 Census data indicates that the size of dwelling is getting larger over time – with most of the increase in housing stock being in 4+ bedroom detached houses and 3+ bedroom medium density housing.

Wollongong has a large supply of social housing dwellings with some 6,700 dwellings owned and managed by NSW Land and Housing Corporation which represents 7.5% of our housing stock.

There is also an estimated 613 Affordable Rental dwellings manage by Community Housing Providers.

House prices have increased an average of 7.8% p.a. over the past 5 years, and unit prices 4.3%. In one year house prices have increased dramatically by over 30% which has had significant impact on housing affordability and affordable housing (for person on very low, low and moderate incomes). In May 2022 it was reported that the average house price in the Wollongong LGA exceeded \$1m. In July 2022 Domain reported that the median rental in the Wollongong LGA exceeded \$600 per week. Since the peak in April-May 2022, the average Wollongong house price has reportedly fallen some 10%.

The high dwelling prices has a flow on effect to higher rental prices. Rental stress is 36.9% which is higher than the Regional NSW average of 35.5%.

The cost of living is also increasing which is placing additional pressure on household budgets. Over the last 12 months, the ABS has reported inflation at **7.8% the highest since 1990 (Figure 3)**. **Housing costs have increased by 10.7%, transport by 8% (including fuel), fruit and vegetables by 8.45%, and education by 4.6%** (ABS CPI Dec 2022 <sup>1</sup>). Council is aware of these broad household pressures and takes a holistic approach to supporting our communities. The increases are also leading to increases in the cost of materials and labour, and supply chain issues for the development and building sectors.

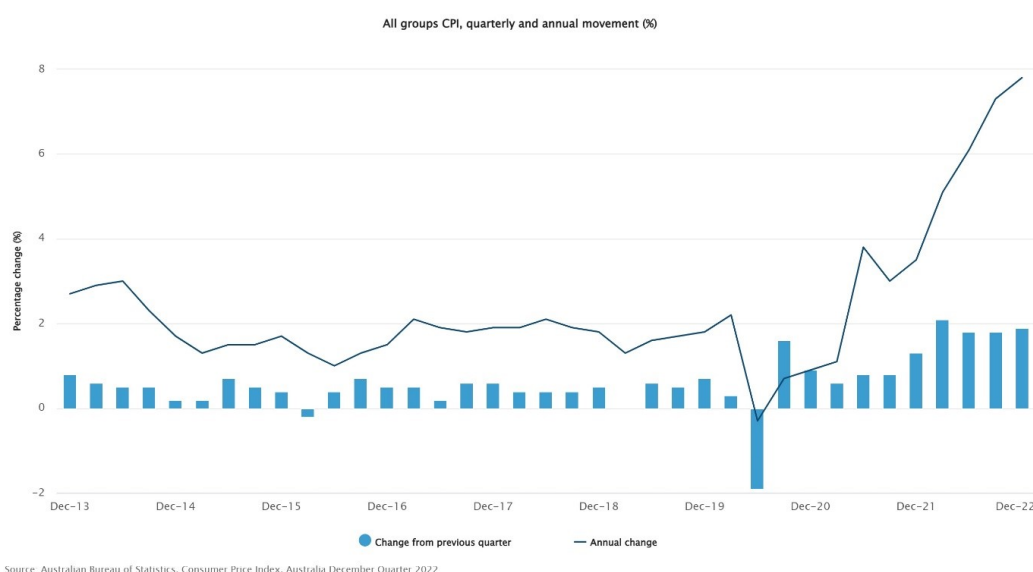


Figure 3 National CPI changes 2013-2022 (ABS CPI December 2022 quarter)

In February 2023 the Reserve Bank of Australia raised the Cash Interest Rate to 3.35%, an increase of **325 basis points** since April 2022<sup>2</sup>, which is being passed on through increased household mortgage interest rates. The effect has been a slight decrease in housing prices from record levels, a softening in demand for housing, accompanied by an increased demand for support services, social housing and more affordable housing.

<sup>1</sup> <https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/latest-release>

<sup>2</sup> <https://www.rba.gov.au/statistics/cash-rate/>

### 3. Future housing requirements

The NSW Government, through the Illawarra Shoalhaven Regional Plan 2041 (Department of Planning and Environment 2021) indicates that Wollongong will need to house an additional 55,375 persons by 2041, in an additional 28,000 dwellings. The Department of Planning and Environment's 2022 population projections slightly increases the forecast population increase in 2041 from 55,375 to an additional 56,661 persons.

Based on forecast capacity and opportunities, this equates to an addition 3,088 dwellings in Ward 1, 10,520 dwellings in Ward 2 (largely Wollongong City Centre) and 14,500 dwellings in Ward 3 (largely West Dapto) (id Forecast)

Demonstrating how Council can satisfy the target is a requirement of the Housing Strategy.

In April 2022, the State Government incorporated Wollongong, and the three other Illawarra-Shoalhaven Council areas, into the Greater Cities Commission as one of the Six Cities. The Greater Cities Commission covers the Six Cities, stretching between Newcastle and the Illawarra-Shoalhaven. It is understood that in 2023, the Greater Cities Commission will prepare a new Region Plan covering the Six Cities and then in 2024 prepare City Plans for each of the Six Cities. The new Illawarra Shoalhaven City Plan will replace the Illawarra Shoalhaven Regional Plan 2041. A requirement of the new planning regime will be the inclusion of 5, 10 and 20 year dwelling targets for development to be granted for net additional dwellings. On average this is 1,400 dwellings per year, which is greater than the long-term average of 1,048 dwellings approved annually. Applying the 20-year projection this would equate to the following for Wollongong:

- 5 year (2026) 7,000 additional dwellings from 2021
- 10 year (2031) 14,000 additional dwellings from 2021
- 20 year (2041) 28,000 additional dwellings from 2021 (Figure 4)

As the Regional and City Plans are developed, targets for dwelling mix and / or affordable housing may also be considered. As shown in the historic dwelling approval data, future approval data will vary from year to year, and won't be a straight line.

Sustainability of housing is also a focus for Council - both as a response to climate change and to reduce on-going energy costs for households.

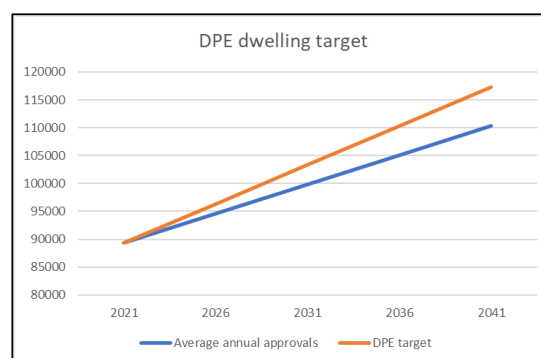


Figure 4 Dwelling target

## 4. State and regional policies

The State has introduced many State-wide and regional planning policies which influence how residential development occurs in the LGA, including:

- SEPP (Exempt and Complying Development) 2008 – which include the Housing Code, Low Rise Medium Density Code, Greenfield Housing Code. The SEPP overrides the Wollongong LEP 2009.
- SEPP (Housing) 2021 – which incorporated SEPP 70 Affordable Rental Housing Schemes, SEPP Affordable Rental Housing (including Short-term Rental Accommodation), SEPP No 21—Caravan Parks and SEPP No 36—Manufactured Home Estates into a single policy. The SEPP overrides the Wollongong LEP 2009.
- Housing 2041 (2021) – a State-wide Housing Strategy. It aims to deliver housing in the right locations, housing that suits diverse needs and housing that feels like home.
- Illawarra Shoalhaven Regional Plan 2041 (2021), which identifies that Wollongong needs to provide an additional 28,000 dwellings by 2041.
- In April 2022, the State Government incorporated Wollongong and the three other Illawarra-Shoalhaven Council areas, into the Greater Cities Commission (GCC) as one of the Six Cities. On 8 September 2022 the GCC released the Six Cities Region Discussion Paper.
- State Environmental Planning Policy (Sustainable Buildings) 2022, which updates the BASIX's requirements, and sets out a framework for buildings in NSW to contribute to NSW's target of achieving net zero by 2050 (notified 29 August 2022, to commence 1 October 2023)
- Response to major flooding across NSW in 2022. NSW Legislative Council Select Committee on the response to major flooding across NSW in 2022 (report published 9 August 2022)
- NSW Independent 2022 Flood Inquiry, and NSW Government Response (reports published 17 August 2022)
- Options to improve access to existing and alternate accommodation to address social housing shortage. NSW Legislative Assembly Committee on Community Services (report published 18 August 2022)
- Future Transport Strategy 2022 – released 7 September 2022

## 5. Housing Strategy

The Housing Strategy has been developed over several years. A number of documents have informed the development of the draft strategy, including:

- Review of 2005 Housing Strategy (WCC 2013)
- Review of Medium Density precincts (WCC 2013)
- Wollongong Residential Density Study (Hames Sharley 2014)
- Housing Our Community Discussion Paper (WCC 2017)
- Review of Low Rise Medium Density controls (Kennedy Associates 2019, updated 2022)
- West Dapto Housing Study (SGS 2019)
- Draft Housing and Affordable Housing Options Study (WCC 2020)
- Draft Housing and Affordable Housing Options Study – feedback report (2021)

This information remains publicly available as background to this Strategy.

The draft Housing and Affordable Housing Options study found:

- There is sufficient projected housing supply to meet the projected housing demand
- A greater mix of housing choice needs to be provided – more smaller dwellings are required
- More take-up of the R3 Medium Density Residential Zone with medium density residential development is required
- More Affordable Housing needs to be provided
- There needs to be limits to additional housing in some parts of the LGA due to environmental and infrastructure constraints.

The feedback provided through the 2020 exhibition of the draft Housing Options Study, supported many of the initiative options presented.

### a. Housing vision

The draft Housing and Affordable Housing Options Paper has shown that there is a need to:

- Provide more diverse housing to address housing demand, household size and affordability.
- Provide more housing in places that have high amenity and access to shops, jobs, transport. This means that some places will experience growth and changing character over time – this may be challenging but necessary.
- Provide less housing in locations with environmental or infrastructure constraints.

Based on the feedback from the draft Housing Options Paper and draft Housing Strategy, the following vision for Housing in the LGA is adopted:

- *Housing will respond to Wollongong's unique environmental setting and heritage.*
- *New housing will continue to diversify supply and provide choice for residents. Diversity will be provided through a variety of housing types, sizes, configurations, and features, to cater for a wide range of residential needs and price-points. Focus for diversity will be on affordable, smaller, and/ or adaptable housing located throughout the Wollongong LGA to cater for a range of incomes and abilities.*

- *Wollongong City Centre will deliver a range of higher density housing options in appropriate locations having regard to retail and commercial outcomes. It will be a thriving and unique regional city, delivering a diverse economy and offering a high quality lifestyle. It will be liveable and a place where people will want to live, learn, work and play.*
- *Urban Release Areas such as West Dapto, will deliver the largest proportion of new housing supply and will be adequately serviced with essential infrastructure.*
- *Town and village centres, and land zoned for medium density residential development will promote their distinctive character, whilst planning for and facilitating growth and high quality design in desired locations.*
- *Wollongong will strive to increase affordability in the housing market, and to ensure housing provides for a wide range of incomes, people with a disability and for our ageing population.*

## b. Overall City-wide strategies

The Housing Strategy endorses the continuation of the following strategies:

- CW1. Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres, supporting infrastructure
- CW2. Provide sufficient zoned land and housing approvals to meet the 5 year (+7000 dwellings), 10 year (+14,000 dwellings) and 20 year (+28,000 dwellings) overall targets that will be required by Greater Cities Commission based on the Department of Planning and Environment's projections
- CW3. Provide predominantly detached dwelling houses in Urban Release Areas, supplemented by increased densities and housing mix around planned town centres - West Dapto Release Area, Tallawarra and Calderwood (the part within the Wollongong LGA)
- CW4. Encourage land owners and developers of zoned and serviced land in the release areas to release land for housing development to increase supply
- CW5. Provide residential units in the Wollongong City Centre, appropriately designed and located, having regard to other functions of the City Centre
- CW6. Retain Industrial zoned land for employment opportunities, and not for residential outcomes.
- CW7. Retain the Illawarra Escarpment as a conservation area, with very limited opportunity for additional dwellings
- CW8. Retain the Sydney Drinking Water Catchment area as a conservation area, with no additional housing opportunities
- CW9. Protect the Illawarra Escarpment, Hacking River catchment, significant bushland and ecological areas, floodplains, coast line and other sensitive locations from inappropriate housing development
- CW10. Review the opportunity to provide of additional housing in key Town Centres, to be undertaken following the completion of the Retail and Business Centres Strategy
- CW11. Review development controls to increase the sustainability and energy efficiency of dwellings. Council has recently exhibited the Climate Friendly Planning Framework Discussion Paper and is considering feedback received.

### c. Housing Needs strategies – helping people find a home

The Housing Strategy endorses the following strategies to assist persons who require assistance. Whilst this is not a legislative responsibility for Council, we will continue to support and promote measures that improve housing outcomes for our community.

#### i. Homelessness and Emergency housing

The ABS defines homelessness as: “When a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement:

- is in a dwelling that is inadequate; or
- has no tenure, or if their initial tenure is short and not extendable; or
- does not allow them to have control of, and access to space for social relations.”

In recognition of the diversity of homelessness, three categories can be considered:

- Primary homelessness is experienced by people without conventional accommodation (e.g. sleeping rough or in improvised dwellings);
- Secondary homelessness is experienced by people who frequently move from one temporary shelter to another (e.g. emergency accommodation, youth refuges, “couch surfing”);
- Tertiary homelessness is experienced by people staying in accommodation that falls below minimum community standards (e.g. boarding housing and caravan parks) (Chamberlain and Mackenzie’s 1992).

The NSW Government is responsible for housing and homelessness, and the Commonwealth Government is responsible for significant financial assistance to improve housing and homelessness outcomes.

Council is involved in responding to and managing homelessness through:

- maintaining public space amenity and facilities
- planning decisions on development applications and rezoning proposals
- provision of community services / facilities, such as libraries and public toilets
- advocacy
- management of community concerns and complaints about rough sleeping
- clean-ups and public safety initiatives (eg syringe disposal)
- lobbying for additional funding for social housing and support services.
- As part of the launch of the Housing 2041 - NSW Housing Strategy, Council offered the NSW Department of Planning and Environment the use of 2 sites for Meanwhile Use and temporary accommodation as part of a pilot scheme to provide additional crisis housing. At this stage the offer has not been taken-up, but we will remain supportive of the initiative.

Council also works closely with a range of housing and homeless services, domestic violence agencies, NSW Police and specialist homelessness service providers.

The Housing Strategy proposes:

- H1. The Fees and Charges Policy be amended to waive Development Application fees for emergency and temporary housing dwellings within a development, on development applications lodged by registered providers of emergency housing, on sites owned by the provider and where ~~100%~~ of the dwellings are available for emergency housing for a minimum period of 15 years.
- H2. The Wollongong City-wide Development Contributions Plan 2022 and West Dapto Development Contributions Plan 2020 be amended to waive development contributions for future development applications lodged by registered providers of emergency housing for emergency and temporary housing dwellings ~~projects~~, on sites owned by the provider and where ~~100%~~ of the dwellings are available for emergency housing for a minimum period of 15 years.
- H3. Council will advocate for additional State funding to be directed to the emergency housing sector.
- H4. Council will continue to support the use of the nominated 2 sites for Meanwhile Use and Temporary Accommodation, and will consider whether any other sites are suitable
- H5. **Landowners and developers to consider whether their vacant sites and buildings can be used for Meanwhile Use and Temporary Accommodation**
- H6. Council will consider whether any Council operational land parcels are suitable to be leased for the provision of emergency or temporary housing.

#### ii. Social housing

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

In 2020 Council signed a Collaboration Agreement with NSW Land and Housing Corporation to work together to renew and improve the performance of their portfolio of social housing stock in the LGA. NSW Land and Housing Corporation is self-funded and needs to leverage its existing assets to construct new dwellings, and uses a mixed tenure model to improve the viability of projects and fund additional dwellings. This means that the Corporation needs to sell existing social housing stock to fund the construction of new dwellings. In some renewal locations, the funding model may require significant upscaling of overall development outcomes to maintain current social housing yields. This may not be appropriate in all circumstances, given environmental and infrastructure constraints.

The Housing Strategy proposes:

- SH1. Council will advocate for the number of social housing dwellings to be increased so that the 7.5% proportion of housing stock is at least maintained in line with overall growth
- SH2. Consistent with the Collaboration Agreement, Council will continue to work with NSW Land and Housing Corporation to renew and increase the social housing stock in the LGA
- ~~SH3. Collaboration include agreement in principle to resolve the tenure of 6-8 Grandview Parade, Lake Heights, and that the rezoning of this property be considered for inclusion in one of the proposed draft planning proposals to implement the Housing Strategy.~~



- SH4. Council will advocate for additional State funding to be directed to NSW Land and Housing Corporation for the construction of new social housing dwellings.

### iii. Seniors Housing

As the population ages the proportion of housing required for seniors also increases. Wollongong is fortunate to have a number of quality providers of aged care accommodation, who provide self-contained units and residential care facilities (nursing homes). The planning controls for seniors living is managed by the State through SEPP (Housing) 2021. Council's role is to assess development applications.

The Housing Strategy does not propose any new specific strategies for seniors housing.

### iv. Accessible Housing

There is an increasing need to provide specialist accommodation to house people with a disability. In 2016, Wollongong LGA had 6.4% of residents recorded as needing assistance with day to day living (ABS Census, 2016). The "need for assistance" is a measure of the number of people with profound or severe disability, defined as people who need assistance in their day to day lives with any or all of the following core activities: self-care; mobility; or communication because of disability, long-term health condition or old age.

Social Futures Australia and the Summer Foundation prepared the Specialist Disability Accommodation in Australia report released in March 2019. This report indicated that the shortfall in specialist disability accommodation in the Illawarra is 93 places. The SDA housing market is new and is expected to create new dwellings for people with disability over the next few years. Since 2019, the demand for specialist disability accommodation would have increased.

The planning controls for housing for disabled persons is managed by the State through SEPP (Housing) 2021. Council has recently reviewed and updated the Wollongong DCP 2009 Chapter E1 Access for people with disability, to align with State planning policy.

A number of service providers operate within the LGA, some own properties build specialist accommodation, and others lease properties which are adapted for their clients.

The Housing Strategy proposes:

- AH1. The Fees and Charges Policy be amended to waive Development Application fees for accessible housing dwellings within a development for supported accommodation housing projects, on sites owned by the Provider and where the dwellings are available for accessible housing for a minimum period of 15 years. (Note - excludes the 20% Accessible dwellings in Residential Flat Buildings and Shop top housing required under strategy AH4)
- AH2. The Wollongong City-wide Development Contributions Plan 2022 and West Dapto Development Contributions Plan 2020 be amended to waive development contributions for future development applications lodged by registered providers of accessible housing for supportive accommodation housing projects, on sites owned by the Provider and where ~~100%~~ of the dwellings are available for accessible housing for a minimum period of 15 years.
- AH3. Council will lobby for additional State funding to be directed the accessible housing sector.

- AH4. The Wollongong DCP 2009 Chapter B2 Residential Development be amended to increase the proportion of accessible dwellings in larger residential flat building or shop top housing developments, from 10% to 20% in developments containing more than 60 units.
- AH5. Council will consider whether any Council operational land parcels are suitable to be leased for the provision of accessible housing.

#### v. Affordable Rental Housing

There is no legislative requirement for Council, the State Government or the Federal Government to provide Affordable Housing. Many of the State's housing initiatives are aimed at increasing housing supply which is seen as improving housing affordability as more housing is on the market to cater for demand. However this is dependent on the timing of land release and only assists the proportion of the community that can afford to purchase a dwelling.

Affordable Housing is defined 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.* (Environmental Planning and Assessment Act 1979). Clause 13 of SEPP (Housing) 2021 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*
- (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]

There can be a range of reasons that people and households require affordable housing, related to loss of employment, low wages, family relationship breakdowns, study, health issues and other factors. Affordable housing can be required by the young (eg student accommodation or workers), key workers (eg nurses, police) or the elderly.

Council has long considered it has a social responsibility to assist members of the community into appropriate housing. In the 1980s, Council in conjunction with Shellharbour and Kiama Councils and the Emergency Accommodation Group established the Illawarra Community Housing Trust, now known as the Housing Trust.

Council has considered a wide range of options to support the provisions of additional affordable rental housing.

The Housing Strategy proposes:

- ARH1. The Fees and Charges Policy be amended to waive Development Application fees for Affordable Housing dwellings within a development lodged by registered Tier 1 or Tier 2 Community Housing Providers for Affordable Rental Housing Projects, on sites owned by the Provider and where the dwellings are available for affordable rental housing for a minimum period of 15 years.
- ARH2. The Wollongong City-wide Development Contributions Plan 2022 and West Dapto Development Contributions Plan 2020 be amended to waive development contributions for future development applications lodged by registered Tier 1 or Tier 2 Community Housing Providers for Affordable Rental Housing Projects, on sites owned by the Provider and where ~~100% of~~ the dwellings are available for affordable rental housing for a minimum period of 15 years.
- ARH3. Council will lobby for additional State funding to be directed the Affordable housing sector.
- ARH4. 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.
- ARH5. 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.
- ARH6. As part of the proposed Affordable Housing Development Contribution Scheme, commencing in 3 years (1/1/2026), 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 January) to be 10% on 1/1/2033. The scheme will not apply to dwellings provided under SH1, ARH4 and ARH5.
- ARH7. Council will consider whether any Council operational land parcels are suitable to be leased for the provision of affordable housing.
- ARH8. An Affordable Housing target will be guided by the Greater Cities Commission City Plan.

ARH9. Continue to request the NSW Department of Planning and Environment to amend the Standard LEP Instrument to include Affordable Housing clause, so that it is available to all NSW Councils.

ARH10. Council remains open to investigating and considering innovative partnership opportunities.

#### Key Workers

KW1 Proponents of developments that rely on Key Workers are encouraged to consider options to provide housing for their Key Workers on low incomes.

KW2 Major infrastructure projects proponents are encouraged to consider options to provide temporary housing (if required) for skilled workers as part of significant construction projects.

#### d. Housing diversity, mix and choice strategies - housing product changes

Housing diversity is provided in the medium density precincts where multi dwelling housing is permitted and high density precincts, like the Wollongong City Centre where shop top housing units are permitted. Proposed locational changes are detailed in the following section. Since 2011 there have been an additional 2,066 medium density dwellings and 3,714 high density dwelling constructed in the LGA, increasing the proportion from 29.2% to 32.8% of the total dwellings.

The Housing Strategy proposes that:

- D1. the mix of dwellings sizes in residential flat buildings and shop top housing developments be amended to increase the proportion of single bedroom / studio dwellings from 10% to 20% in developments containing more than 20 dwellings

The Housing Strategy proposes the introduction of planning controls for new smaller housing products that will increase housing choice:

- D2. Villas (a form of Multi Dwelling Housing) – three small single storey dwellings on a lot, with a floor space ratio of 0.3:1
- D3. Fonzie flats (a form of secondary dwelling) – a second dwelling on a lot located above the garage with rear lane access or secondary frontage
- D4. Amend the R2 Low Density Residential zone to remove Residential Flat Buildings as a permissible land use which is not an appropriate built form in the low density zone, and is not achievable with a 0.5:1 FSR and 9m height limit
- ~~D5. In the R3 Medium Density Residential zone, removing the opportunity to replace a single dwelling house with another single dwelling house. The number of dwellings on each property needs to increase.~~
- D6. Review the planning controls for dual occupancy and multi-unit housing development, including FSR, building height, site area and site width in the R2 and R3 zones

The amenity of neighbourhoods is also a consideration for development. The Housing Strategy proposes:

- D7. A building height limit on rear dual occupancy dwellings in the R2 Low Density Residential zone to be single storey

- D8. Review and updating the suburb character statements contained in Wollongong DCP 2009 Chapter D1 Character Statements.

### e. Key location changes – Housing growth in the right locations

The Housing Strategy proposes to align residential development controls to environmental and infrastructure constraints, and to the retail / business centres hierarchy.

The draft Housing Strategy proposes the modification of the planning controls for housing in the following locations due to environmental and infrastructure constraints:

- L1. Illawarra Escarpment Foothills (Farmborough Heights to Stanwell Park) – decrease residential development potential due to environmental constraints. An ancillary review of large residential lots in the escarpment foothills is in preparation.
- L2. Northern Villages (north of Thirroul to Stanwell Tops) – decrease residential development potential due to environmental and infrastructure constraints
- L3. Windang – decrease residential development potential in high and medium flood risk precincts, and subject to coastal and lake inundation, as identified in the Lake Illawarra Floodplain Management Study and Plan 2012, and Lake Illawarra Coastal Management Program 2020
- L4. Fairy Meadow - decrease residential development potential in high and medium flood risk precincts, as identified in the Fairy and Cabbage Tree Creek Floodplain Management Study and Plan 2010 (currently being revised based on the 2020 Flood Study).

The Housing Strategy proposes the modification of the planning controls for housing in the following locations where there is more capacity for development:

- L5. Existing R3 Medium Density Residential zones – review the floor space ratio and height controls and whether the precincts should be expanded
- L6. Wollongong – increase development potential in some locations surrounding the existing Wollongong City Centre. The boundaries are to be defined.
- L7. Review the R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4
- L8. South Wollongong – a review of the planning controls for the South Wollongong precinct is scheduled to occur following the completion of the Wollongong City Floodplain Management Study and Plan. Noting that this precinct is also important for light industrial and employment uses.
- L9. Review the SP1 Hospital zone at Wollongong – consider rezoning to R3 Medium Density Residential and R4 High Density Residential zones (following the completion of the Department of Planning and Environment / NSW Health master plan)
- L10. Warrawong – increase development potential around the town centre. The boundaries are to be defined.
- L11. Corrimal – increase development potential around the town centre (excluding Illawarra Escarpment Foothills and constrained locations). The boundaries are to be defined.
- L12. Flinders Street, North Wollongong precinct – rezone parts of B6 Enterprise Corridor zone along Bourke Street, Edward Street and Gipps Street to a residential or mixed-use zone. The boundaries are to be defined.

- L13. Town Centres – review the floor space ratio and building height limits to increase the opportunity for shop top housing. The floor space ratio and building height will need to be defined for each centre. Centres with adequate public transport will be a higher priority for review.
- L14. 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.

Detailed analysis will be undertaken for these actions to define boundaries and determine appropriate development standards before changes are made to planning controls. Any proposed changes will be exhibited through draft Planning Proposals and amendments to the Wollongong DCP 2009.

The net results of the proposed changes will still enable Council to meet the Regional Plan's housing target of an additional 28,000 dwellings by 2041.

Importantly, the changes will encourage a greater supply of medium density housing, which provides housing choice, can be more affordable and makes the more efficient use of land and existing supporting infrastructure.

#### f. Site specific changes

Council is currently assessing and processing draft Planning Proposal requests for locations that will provide additional housing, including:

- PP-2016/3 - Former Port Kembla School site – estimated 110 dwellings, incorporating 5% Affordable Rental Housing via a draft Planning Agreement
- PP-2019/8 - West Dapto Urban Release Area – stage 3 – Cleveland West – estimated 700 lots
- PP-2020/4 - West Dapto Urban Release Area – Stage 1 Bluescope holdings minor review – estimated additional 50 dwellings
- PP-2020/6 - West Dapto Urban Release Area – Stage 3 Cleveland Road precinct – estimated 3000 lots.

The assessment of these draft Planning Proposals will continue.

The Housing Strategy has not identified the need for significant additional greenfield or brownfield residential release areas, beyond those already identified. There is sufficient land already identified to meet the future housing needs without the rezoning of more sensitive and constrained locations.

Should Council receive other draft Planning Proposal requests, they will need to demonstrate consistency with:

- the draft Wollongong Housing Strategy
- the Illawarra Shoalhaven Regional Plan 2041 (and future City Plan)
- the Wollongong Local Strategic Planning Statement
- Council's Planning Proposal Policy
- other adopted strategies, such as Town and Village Plans, the Illawarra Escarpment Strategic Management Plan, West Dapto Vision, Wollongong City Centre Urban Design Framework.

### g. Partnerships and Advocacy

A large range of housing issues are outside Council's direct control, however Council can seek to influence other organisations through advocacy and partnerships.

The Housing Strategy proposes that Council:

- P1. Work with the NSW Land and Housing Commission (L&HC) to renew and increase social housing and maintain at least the 7.5% proportion of social housing in the LGA.
- P2. Work with Illawarra Local Aboriginal Land Council (ILALC) and Illawarra Housing Corporation (IHC) to develop and conserve their lands, as determined by their boards and members
- P3. Remains open to investigating innovative partnership opportunities
- P4. Work with the Greater Cities Commission to define housing targets for the City, which would be identified through the proposed City Plan.
- P5. Advocate to the State Government and infrastructure agencies to forward fund the provision of infrastructure to service the West Dapto Release Area
- P6. Continue to request the NSW Department of Planning and Environment to amend the Standard LEP Instrument to include Affordable Housing clause, so that it is available to all NSW Councils.
- P7. Lobby the State Government, including local Members of Parliament, for the allocation of funds to:
  - o The Emergency Housing sector to increase emergency and temporary accommodation
  - o NSW Land and Housing Corporation to increase the provision of new social housing dwellings
  - o The Disability or Supportive Accommodation sector to increase the provision of supportive accommodation
  - o The Community Housing sector to increase the provision of affordable rental housing
- P8. Lobby the Federal Government, including local Members of Parliament, for the allocation of funds to the State Government, or direct to Local Government for the increased provision of emergency, social, accessible and affordable rental housing.
- P9. Work with peak development organisations, such as the Property Council of Australia (NSW), Urban Development Institute of Australia (NSW) on the implementation of the draft Housing Strategy.

### h. Education

Council has a role to educate the community on the local housing needs and issues. Council can provide clarity about future housing outcomes to manage expectations around development decisions. This can be undertaken through the exhibition of the draft Housing Strategy and on-going social media and other communication.

Council has subscribed to Informed Decisions (id) Housing Monitor to provide independent and on-going data on housing and affordable housing issues <http://housing.id.com.au/wollongong>

## 6. Implementation

The implementation of the Housing Strategy will require the amendment of Planning controls through the preparation and exhibition of draft Planning Proposals, to amend the Wollongong LEP 2009, and amendments to various chapters in the Wollongong DCP 2009, Development Contribution Plans and Council's Fees and Charges Policy.

Other actions such as the proposed partnerships, education and lobbying (identified above) will also occur as on-going actions.

Council will continue to progress existing initiatives that support housing, such as the West Dapto Urban Release Area, draft Wollongong City Centre Planning Strategy and town and village plans. The adopted strategies and plans have informed the draft Housing Strategy. The draft and future studies and plans will be informed by the draft Housing Strategy.

### a. Planning Studies

A number of the strategies require additional studies and investigations to occur before they can be implemented.

No.	Action	Strategy
S1	Wollongong City Centre surrounding precincts – review planning controls	L6
S2	South Wollongong Planning Review	L8
S3	Review of Council owned public reserves – a number of public reserves are zoned R2 Low Density Residential and could be rezoned to RE1 Public Recreation, or a Conservation zone depending on constraints. This amendment would clarify that the public reserves are not available for housing developments and identify any land that may be available for housing or other opportunities. A draft Planning Proposal may be required to reclassify land.	H5, AH5, ARH6
S3	Review of SP2 Infrastructure - Road corridors – a number of privately owned properties are still affected by historical road reserves, where the road project has been completed and the adjoining land is no longer required. The land could be rezoned to the adjoining R2 or R3 zone to remove the reservation constraint and would enable development to occur. This amendment would remove the restriction and enable the lots to be developed for housing.	L5

### b. Wollongong LEP 2009 amendments

To implement the draft Housing Strategy the modification of the following planning controls are required through the preparation and exhibition of draft Planning Proposals to amend the Wollongong LEP 2009. It is likely that a number of draft Planning Proposals will be prepared to address high priority issues or implement place-based outcomes. All draft Planning Proposals will have detailed information about the proposed changes and be accompanied by maps identifying the location of proposed changes. All draft Planning Proposals will be reported to Council for endorsement, review by the State, and then exhibited for community and stakeholder input and comment.



**Land Use tables:**

No.	Action	Strategy
LUT1	Amend the R2 Low Density Residential zone to remove Residential Flat Buildings as a permissible land use which is not an appropriate built form in the low density zone, and is not achievable with a 0.5:1 FSR and 9m height limit	D4
LUT2	<del>Amend R3 Medium Density Residential zone to remove dwelling houses as a permissible land use, to encourage additional residential development, rather than a 1:1 dwelling replacement</del>	D5

**Clauses:**

No.	Action	Strategy
C1	New clause 4.4B R3 Medium Density Residential zone Floor Space ratio – introduce an increased FSR on amalgamated sites / larger sites greater than 1100m <sup>2</sup> with a minimum frontage width of 24m of 1:1 (base FSR would remain 0.75:1 on FSR map)	D6
C2	New clause - Introduce development controls for Villas – 3 single storey small dwellings with an FSR of 0.3:1, single garage, common driveway, strata titled, minimum lot width of 14m	D2
C3	<p>New clause – Minimum site areas:</p> <ul style="list-style-type: none"> <li>Introduce a Minimum site area per dwelling standard for the purpose of calculating the number of dwellings in dual occupancy and multi dwelling housing developments (does not apply to detached dwelling houses, secondary dwellings and side by side dual occupancies) of: <ul style="list-style-type: none"> <li>300m<sup>2</sup> in the R2 Low Density Residential zone in the coastal areas,</li> <li>400m<sup>2</sup> in the R2 Low Density Residential zone in the Escarpment Foothills</li> <li>200m<sup>2</sup> in the R3 Medium Density Residential zone</li> </ul> </li> <li>Introduce a dual occupancy (battle axe style development) minimum site area of: <ul style="list-style-type: none"> <li>600m<sup>2</sup> in the R2 Low Density Residential zone coastal plain area with a floor space ratio of 0.4:1,</li> <li>800m<sup>2</sup> in the R2 Low Density Residential zone in the Escarpment Foothills with a floor space ratio of 0.4:1 and</li> <li>400m<sup>2</sup> in the R3 Medium Density Residential zone with a floor space ratio of 0.5:1</li> <li>Note - attached side-by-side dual occupancy would remain permissible under the Code SEPP on 400m<sup>2</sup> lots.</li> </ul> </li> <li>Introduce a Multi dwelling housing minimum site area standard of: <ul style="list-style-type: none"> <li>900m<sup>2</sup> in the R2 Low Density Residential zone coastal plain area for 3 single storey small dwellings (villas)</li> </ul> </li> </ul>	D6

	<ul style="list-style-type: none"> <li>with an FSR of 0.3:1</li> <li>1000m<sup>2</sup> in the R2 Low Density Residential zone coastal plain area with a floor space ratio of 0.4:1,</li> <li>1200m<sup>2</sup> in the R2 Low Density Residential zone in the Escarpment Foothills with a floor space ratio of 0.4:1 and</li> <li>600m<sup>2</sup> in the R3 Medium Density Residential zone with a floor space ratio of 1:1 (3 or more dwellings),</li> <li>Introduce a Residential Flat Building minimum site area of 1000m<sup>2</sup> in the R3 Medium Density Residential and R4 High Density Residential zones</li> </ul>	
C4	New clause – Introduce Rear building height limit for single storey dwellings, to encourage smaller dwellings and to reduce overlooking, overshadowing and amenity issues	D7
C5	New clause – introduce the Affordable Housing clause to enable the collection of development contributions to contribute to the provision of affordable rental housing.	AH4, AH5
C6	Clause 7.14 – Maintain the minimum lot width requirement for multi dwelling housing (18m) (excluding 3 villas) and residential flat buildings (24m) developments.	D6

#### Zoning Map:

No.	Action	Strategy
LZN1	Windang – review residential development potential in high and medium flood risk precincts and subject to coastal inundation	L3
LZN2	Fairy Meadow - review residential development potential in high and medium flood risk precincts	L4
LZN3	Review R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4	L7
LZN4	Expand R3 Medium Density Residential zone in some locations	L5
LZN5	Review the zoning of town centres which could result in changes to both the Business and Residential zones	CW10, L10, L11, L13
LZN6	Review the rezoning of large lots in the Illawarra Escarpment foothills to reduce development potential (review commenced)	L1
LZN7	Review the SP1 Hospital zone at Wollongong – consider rezoning to R3 Medium Density Residential and R4 High Density Residential zones (following the completion of the Department of Planning and Environment / NSW Health master plan)	L9
LZN8	Review the zoning of 6-8 Grandview Parade, Lake Heights from R2 Low Density Residential to RE1 Public Recreation	SH3
LZN9	Flinders Street, North Wollongong – review parts of the B6 Enterprise Corridor which have a residential function	L12

#### Floor Space Ratio (FSR) Map:

No.	Action	Strategy
FSR1	Review FSR for the R3 Medium Density Residential zone - increase from 0.75:1 to 1:1 or 1.2:1 in appropriate locations for larger sites	D6
FSR2	Review the FSR in town centres to encourage additional residential	CW10, L10,

	development, without reducing retail and employment opportunities	L11, L13
FSR3	Review the FSR in small isolated B1 Neighbourhood Centres to be consistent with surrounding residential development	CW10
FSR4	Consequential amendments from zoning changes above	

### Minimum Lot Size Map:

No.	Action	Strategy
MLS1	Review minimum lot size for subdivision in the Illawarra Escarpment foothills – increase from 449m2 to 800m2 per lot	L1
MLS2	Review minimum lot size for subdivision in the Northern Villages (north of Thirroul to Stanwell Tops) – increase from 449m2 to 800m2 per lot	L2
MLS3	Consequential amendments from zoning changes above	

### Height of Buildings Map:

No.	Action	Strategy
HOB1	Review the building heights in R3 Medium Density Residential zone and increase where appropriate	D6
HOB2	Review the building height in town centres to encourage additional development	CW10, L10, L11, L13
HOB3	Review the building heights in small isolated B1 Neighbourhood Centres to be consistent with surrounding residential development	CW10
HOB4	Consequential amendments from zoning changes above	

### c. Review and update DCP controls

To implement the Housing Strategy the modification of the following chapters of the Wollongong Development Control Plan 2009 (DCP) are required:

No.	Action	Strategy
DCP1	DCP chapter B1 Subdivision – update to include the new subdivision standards for dual occupancy, multi dwelling housing, Illawarra Escarpment foothills and Northern Villages	L1, L2
DCP2	<p>DCP chapter B2 Residential development Review and update</p> <ul style="list-style-type: none"> <li>○ Dual Occupancy               <ul style="list-style-type: none"> <li>▪ indicate rear dwellings to be single story (consistent with LEP amendment)</li> </ul> </li> <li>○ Multi dwelling housing               <ul style="list-style-type: none"> <li>▪ Clause 5.13 – specify a minimum dwelling size mix, of 10% 1 bedroom, 30% 2 bedroom, to encourage more smaller dwellings, with the remaining 60% unspecified</li> <li>▪ Clause 5.14 – maintain the 10% adaptable housing requirement.</li> </ul> </li> <li>○ Residential Flat Buildings and Shop top housing               <ul style="list-style-type: none"> <li>▪ To reflect the NSW Apartment Design Guide (2015)</li> <li>▪ Clause 6.15 - Increase proportion of adaptable</li> </ul> </li> </ul>	D6  AH4

	<p>dwelling from 10% to 20% in developments containing 60 or more dwellings</p> <ul style="list-style-type: none"> <li>▪ Clause 6.17 - Increase proportion of single bedroom / studio dwellings from 10% to 20% in developments containing more than 20 dwellings</li> <li>▪ Require EV charging spaces in larger developments</li> <li>○ Introduce development controls for Villas</li> <li>○ Introduce development controls for Fonzie Flats</li> <li>○ Update controls to increase the sustainability and energy efficiency of dwellings</li> </ul>	<p>D1</p> <p>D2</p> <p>D3</p> <p>CW11</p>
DCP3	DCP chapter D1 Character Statements - Review and update the character statements for each suburb, including where required statements for precincts within each suburb. Scheduled to occur following the completion of the Housing Strategy and Retail and Business Centres Strategy. Staged approach. Commence with Gwynneville and Keiraville	D8
DCP4	<p>DCP Chapter E3 Car parking, Access, Servicing / Loading facilities and Traffic Management</p> <ul style="list-style-type: none"> <li>○ Introduce car parking requirement for villa developments – 1 space per &lt;100m<sup>2</sup> unit</li> <li>○ Introduce car parking requirement for Fonzie flat – 1 space per dwelling</li> <li>○ Reduce the car parking requirement for small units (&lt;70m<sup>2</sup>) within Residential Flat Buildings and Shop top housing developments located within the Wollongong City Centre or 400m of a railway station (footpath distance) from 0.75 spaces per dwelling to 0.5 spaces per dwelling</li> <li>○ Require EV charging spaces in larger developments</li> </ul>	
DCP5	Consider application of best practice sustainability controls across relevant DCP chapters.	CW11

#### d. Review and update Development Contribution Plans

To implement the Housing Strategy the modification of the following Development Control Plans are required:

No.	Action	Strategy
CP1	Wollongong City-wide Development Contributions Plan 2022 – to exclude the payment of development contributions for emergency housing, accessible housing and affordable rental housing by registered providers	H2, AH2, ARH2
CP2	West Dapto Development Contributions Plan 2020 – to exclude the payment of development contributions for emergency housing, accessible housing and affordable rental housing by registered providers	H2, AH2, ARH2
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.	ARH4, ARH5



### e. Review and update Fees and Charges

To implement the Housing Strategy an amendment to Council's Fees and Charges Policy will be required:

No.	Action	Strategy
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)	H1, AH1, ARH1

### f. Program

The implementation of the Housing Strategy actions will need to be prioritised and will occur over multiple years. The following program is proposed:

Priority	Project (Implementation Action number)	Indicative Timing
1	Assessment of existing draft Planning Proposals	On-going
2	Review of large R2 lots in the Illawarra Escarpment foothills and preparation of a draft Planning Proposal (LZN4)	Commenced 2022-24
3	Amend Fees and Charges Policy to waive the payment of development application fees for emergency housing, accessible housing and affordable rental housing by registered providers (FC1)	2022-23 as part of draft Annual Plan (to commence 1/7/23)
4	Amend the City-Wide and West Dapto Development Contribution Plans to waive the payment of development contributions for emergency housing, accessible housing and affordable rental housing by registered providers (CP1, CP2)	2022-24 – as part of scheduled reviews
5	Review of Transport Corridors to tidy up the zoning of private land zoned SP2 Infrastructure – Road Corridors and preparation of a draft Planning Proposal (Housekeeping amendment) (S3)	Commenced 2022-24
6	Review of Council owned public reserves currently zoned R2 Low Density Residential and preparation of a draft Planning Proposal (Housekeeping amendment) (S4)	Commenced 2022-24
7	Preparation of a draft Planning Proposal for amendments to the Minimum Lot Size standards in the Illawarra Escarpment foothills and the Northern Villages (north of Thirroul to Stanwell Tops) (C3)	2023-24
8	Preparation of a draft Affordable Housing Policy and draft Affordable Housing Development Contributions Scheme (CP3)	2023-24
9	Preparation of a draft DCP amendments to Chapter B2 Residential Development	2023-24
10	Preparation of updated suburb Character Statements to include in DCP Chapter D1 Character Statements (DCP3) – Staged approach. Commence with Gwynneville and Keiraville	Commencing 2023-24 3-5 years
11	Preparation of a draft Planning Proposal for changes to the general housing controls, including review medium density controls and the R3 precincts	TBD

12	Preparation of a draft Planning Proposal for areas proposed to be rezoned to permit additional residential development	TBD
13	Preparation of a draft DCP amendments to Chapter B1 Subdivision	TBD
14	Preparation of a draft DCP amendments to Chapter E3 Car Parking	TBD
15	Preparation of a draft Planning Proposal for medium and high flood hazard risk precincts	TDB

### g. Monitoring

Council will monitor the implementation of the Housing Strategy actions, through:

- the progression of the program and completion of implementation projects
- The NSW Department of Planning and Environment's Illawarra Shoalhaven Urban Development Program dashboard (updated annually)<sup>3</sup>
- The Housing Monitor (updated every 6 months) <http://housing.id.com.au/wollongong>
- ABS census data (undertaken every 5 years)
- Council's Development Application approval data – for key locations and housing types

Change will take time and may not be apparent for some years. Given the existing housing stock of over 89,000 dwellings, percentage changes will be small. Historic annual dwelling approval data shows that housing delivery fluctuates, and this is likely to continue based on a range of local, State and National factors. A one-year dip or peak in approval data should not be regarded as a trend or that delivery is behind or ahead of targets.

If required, further changes and refinements will be made to the strategy to improve housing outcomes.

<sup>3</sup>

<https://app.powerbi.com/view?r=eyJrIjoieYzlyNDQ5NzYtNjliMy00ZDcxLThtNmQtOWJINGNkMDFIM2I1liwidCI6IjYkZWY4ODIxLTJhMzktNDcxYy1iODlhLTU3YjA4MzNkZDNiOSJ9>

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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