



BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held at 6:00 pm on

Monday 3 April 2023

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

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

Order of Business

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

Members

Lord Mayor –
Councillor Gordon Bradbery AM (Chair)
Deputy Lord Mayor –
Councillor Tania Brown
Councillor Ann Martin
Councillor Cameron Walters
Councillor Cath Blakey
Councillor David Brown
Councillor Dom Figliomeni
Councillor Elisha Aitken
Councillor Janice Kershaw
Councillor John Dorahy
Councillor Linda Campbell
Councillor Mithra Cox
Councillor Richard Martin

QUORUM – 7 MEMBERS TO BE PRESENT

Statement of Ethical Obligations

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

OATH OR AFFIRMATION OF OFFICE

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

CONFLICTS OF INTEREST

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

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

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

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

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MINUTES

ORDINARY MEETING OF COUNCIL

at 6:00 pm

Monday 20 March 2023

Present

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

Deputy Lord Mayor – Councillor Tania Brown

Councillor Cameron Walters

Councillor Cath Blakey

Councillor David Brown

Councillor Dom Figliomeni

Councillor Elisha Aitken

Councillor Janice Kershaw

Councillor John Dorahy

Councillor Linda Campbell

Councillor Mithra Cox

Councillor Richard Martin

In Attendance

General Manager

Director Infrastructure + Works, Connectivity Assets + Liveable City

Director Planning + Environment, Future City + Neighbourhoods

Director Corporate Services, Connected + Engaged City

Director Community Services, Creative + Innovative City

Chief Financial Officer

Manager Governance + Customer Service

Manager Property + Recreation

Manager City Strategy

Manager Project Delivery

Manager Development Assessment and Certification (attended via audio-visual link)

Manager Open Space + Environmental Services (attended via audio-visual link)

Manager Community Cultural + Economic Development

Environmental Strategy Officer

Greg Doyle

Joanne Page

Linda Davis

Renee Campbell

Kerry Hunt

Brian Jenkins

Todd Hopwood

Lucielle Power

Chris Stewart

Glenn Whittaker

Mark Adamson

Paul Tracey

Sue Savage

Amanda Schipp

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

Apologies

Min No.

797 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Walters that the apology tendered on behalf of Councillor Ann Martin be accepted and a leave of absence be granted.

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CONFLICTS OF INTERESTS

Councillor Mithra Cox declared a non-significant, non-pecuniary interest in Item 5 – Post Exhibition – Sportsgrounds and Sporting Facilities Strategy 2023-2027 as she and her partner both play for the Figtree Football Club and her children also play for South Coast Flame. Councillor Cox advised she would remain in the meeting during debate and voting on the item.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 27 FEBRUARY 2023

798 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor T Brown that the Minutes of the Ordinary Meeting of Council held on Monday, 27 February 2023 (a copy having been circulated to Councillors) be taken as read and confirmed with corrections to Minute 794, Agenda Item 2, page 6 of the Business Papers -

- 1 Removal of "Councillor Kershaw's FORESHADOWED MOTION then became the MOTION and on being PUT to VOTE was CARRIED".
- 2 Amendment of spelling errors.

PUBLIC ACCESS FORUM

ITEM NO	TITLE	NAME OF SPEAKER
3	POST EXHIBITION – DRAFT STUART PARK MASTER PLAN	TYRONE KING – WOLLONGONG WORKOUT PARK PROJECT FOR RECOMMENDATION
3	POST EXHIBITION – DRAFT STUART PARK MASTER PLAN	PHILIP LAIRD AGAINST RECOMMENDATION

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

PRESENTATIONS

Councillor Tania Brown presented the certificate of appreciation which accepted on behalf of Wollongong City Council from the International Women's Day Illawarra Committee, received in appreciation of support from Wollongong City Council at the International Women's Day lunch.

PETITION – WASHROOM FACILITIES WENTWORTH STREET PORT KEMBLA

Councillor Figliomeni noted receipt a petition from the Port Kembla Chamber of Commerce signed by 287 residents requesting the provision of wash room facilities on Wentworth Street Port Kembla. Councillor Figliomeni advised that the petition would be provided to staff the day after the meeting.

CALL OF THE AGENDA

800 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Walters that the staff recommendations for Items 2, 4 and 6 then 8 to 11 inclusive be adopted as a block.

ITEM 1 - DRAFT WOLLONGONG COASTAL MANAGEMENT PROGRAM SCOPING STUDY

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

- 1 The draft Wollongong Coastal Management Program Scoping Study be endorsed by Council.
- 2 Council endorse progressing to Stage 2 of the CMP framework, including the recommended technical studies outlined in this report.
- 3 Council endorse AR6 SSP5-8.5 Sea Level Rise Projection Values, for use in modelling of coastal hazards in Stage 2 of the CMP process (modelling a sea level rise range for each time horizon).

A PROCEDURAL MOTION was MOVED by Councillor Figliomeni seconded Councillor Walters that Councillor Dorahy be granted an additional 1 minute to address the meeting in relation to Item 1.

ITEM 2 - PUBLIC EXHIBITION - DRAFT PLANNING PROPOSAL - MIALA HOUSE AND DAIRY COMPLEX - 410 MARSHALL MOUNT ROAD, MARSHALL MOUNT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 799)

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

- 1 A draft Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009 by:
 - a adding 'Miala' House and Dairy Complex including fig tree*, 410 Marshall Mount Road, Marshall Mount to the Heritage Schedule and Heritage Map, as a local heritage item.
 - b amending the Minimum Lot Size Map to increase the minimum lot size of the proposed heritage curtilage from 449m² to 4999m².
- 2 The draft Planning Proposal be forwarded to the NSW Department of Planning and Environment for a Gateway Determination to enable exhibition.
- 3 Following Gateway Determination, the draft Planning Proposal be exhibited for a minimum period of 28 days.
- 4 Following the exhibition period, a report on submissions be prepared for Council's consideration.
- 5 The NSW Department of Planning and Environment be advised that Council wishes to use its delegations to finalise the draft Planning Proposal.

ITEM 3 - POST EXHIBITION - DRAFT STUART PARK MASTER PLAN

802 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor T Brown seconded Councillor Walters that -

- 1 The Stuart Park and JP Galvin Park Landscape Master Plan be adopted.
- 2 The draft Implementation Plan be noted.
- 3 That a future site be identified in the broader Blue Mile area and surrounds for a half-court basketball court and workout park to enable grant opportunities to be pursued.

DEPARTURE OF COUNCILLOR

During debate and prior to voting on Item 3, Councillor Walters departed and returned to the meeting, the time being from 6:54 pm to 6:56 pm.

ITEM 4 - POST EXHIBITION - PLANNING AGREEMENTS POLICY REVIEW (2023)

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 799)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Walters that the Planning Agreements Policy (2023) be adopted.

ITEM 5 - POST EXHIBITION - SPORTSGROUNDS AND SPORTING FACILITIES STRATEGY 2023-2027

803 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Cox seconded Councillor Kershaw that the item be deferred and a report come back to Council with a priority list for unfunded sports field infrastructure and responses to issues raised during community consultation.

ITEM 6 - POST EXHIBITION - WOLLONGONG RETAIL AND BUSINESS CENTRES STRATEGY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 799)

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

- 1 The Wollongong Retail and Business Centres Strategy (as amended) be adopted (Attachment 2).
- 2 The Wollongong Retail and Business Centres Strategy and Wollongong Housing Strategy (adopted 27 February 2023) be sent to the Secretary of the NSW Department of Planning and Environment for endorsement as endorsed strategies.

ITEM 7 - POLICY REVIEW - WOLLONGONG MEMORIAL GARDENS & CEMETERIES

804 **COUNCIL'S RESOLUTION** - RESOLVED UNANIMOUSLY on the motion of Councillor Campbell seconded Councillor T Brown that -

- 1 Council endorses the revised Wollongong Memorial Gardens and Cemeteries Policy.
- 2 An additional point be added to the 'Provisions' section of the Policy on page 2 "That a variety of interment options, including natural burials, where appropriate, are available for the community".

ITEM 8 - PROPOSED ACQUISITION OF PART LOT 99 DP 1269057 - PART WEST DAPTO ZONE SUBSTATION SITE - WEST DAPTO ROAD KEMBLA GRANGE FOR ROAD WIDENING

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 799)

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

- 1 Council acquires by authority contained within Section 177 of the Roads Act 1993 Proposed Lot 98 for road widening purposes, being Part Lot 99 DP 1269057 comprising an area of approximately 392 m² (subject to final survey and Plan of Acquisition).

- 2 Compensation be paid to the owner in the amount of \$112,112.00 (GST exclusive).
- 3 In the event agreement to acquire cannot be reached, Council acquire Proposed Lot 98 by authority contained within Section 177 of the *Roads Act 1993* via compulsory process pursuant to the *Land Acquisition (Just Terms Compensation) Act 1991* for the purpose of road widening.
- 4 Council be responsible for all costs including valuation, survey, transfer and legal costs associated with the acquisition of the subject land, in accordance with its obligations under the *Land Acquisition (Just Terms Compensation) Act 1991*.
- 5 This acquisition is not for the purpose of resale.
- 6 The necessary applications relating to the compulsory acquisition, if required, including compensation determination be made to the Minister for Local Government and the Governor.
- 7 Upon acquisition, Council dedicate Proposed Lot 98 as road, pursuant to Section 10 of the *Roads Act 1993*.
- 8 Council grant authority for the use of the Common Seal of Council on all documents relevant to this matter, should it be required to give effect to this resolution.
- 9 The General Manager be granted authority to sign any documentation to give effect to this resolution.

ITEM 9 - TENDER T1000067 - BELLAMBI GULLY FLOOD MITIGATION SCHEME (ADJACENT TO GLADSTONE STREET BELLAMBI)

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 799)

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

- 1 a In accordance with Section 178(1)(b) of the Local Government (General) Regulation 2021, Council decline to accept any of the tenders received for the Bellambi Gully Flood Mitigation Scheme and resolve to enter into negotiations with a view to entering into a contract in relation to the subject matter of the tender.
 - b In accordance with Section 178(4) of the Local Government (General) Regulation 2021, the reason for Council hereby resolving to enter into negotiations with the highest ranking tenderer or the subsequent ranking tenderers or any other party and not inviting fresh tenders is that it is anticipated that a satisfactory outcome can be achieved with one of those parties who demonstrate a capacity and ability to undertake the works.
- 2 Council delegate to the General Manager the authority to undertake and finalise the negotiations, firstly with the tenderers, and, in the event of failure of negotiations with those tenderers, any other party, with a view to entering into a contract in relation to the subject matter of the tender.
- 3 Council grant authority for the use of the Common seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 10 - JANUARY 2023 FINANCIALS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 799)

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

- 1 The financials be received and noted.
- 2 Council endorse the proposed changes to the Capital Budget for January 2023.

ITEM 11 - STATEMENT OF INVESTMENT - JANUARY 2023

The following staff recommendation was adopted as part of the Block Adoption of Items (refer Minute Number 799)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Walters that Council receive the Statement of Investment for January 2023.

ITEM 12 - NOTICE OF MOTION - COUNCILLOR CATH BLAKEY - CBD VENUE CLOSING TIMES

805 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor Blakey seconded Councillor Cox that consistency of night-time trading opportunities across venues be included in the Briefing when the Wollongong CBD Night Time Economy Policy is reviewed.

Variation The variation moved by Councillor D Brown (the addition of 'or Information Note') was accepted by the mover and seconder.

Variation The variation moved by Councillor Kershaw (the Motion read "That the consistency of night-time trading opportunities across venues be included in the Briefing when the Wollongong CBD Night Time Economy Policy is reviewed.") was accepted by the mover and seconder.

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

Against Councillor Campbell

THE MEETING CONCLUDED AT 7:46 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on Monday 3 April 2023.

Chairperson

ITEM A

LORD MAYORAL MINUTE - SUPPORT FOR AN ABORIGINAL AND TORRES STRAIT ISLANDER VOICE

This year Australians will vote on a constitutional amendment to include specific reference to an Aboriginal and Torres Strait Islander Voice to Federal Parliament and Executive Government.

On 23 March 2023, the Prime Minister announced the constitutional amendment and question that will be put to the Australian people at a referendum later this year.

The wording of the referendum is “A Proposed Law: to alter the Constitution to recognise the First Peoples of Australia by establishing an Aboriginal and Torres Strait Islander Voice. Do you approve this proposed alteration?”

The proposed constitutional amendment is:

Chapter IX Recognition of Aboriginal and Torres Strait Islander Peoples

129 Aboriginal and Torres Strait Islander Voice

In recognition of Aboriginal and Torres Strait Islander peoples as the First Peoples of Australia:

1. There shall be a body, to be called the Aboriginal and Torres Strait Islander Voice;
2. The Aboriginal and Torres Strait Islander Voice may make representations to the Parliament and the Executive Government of the Commonwealth on matters relating to Aboriginal and Torres Strait Islander peoples;
3. The Parliament shall, subject to this Constitution, have power to make laws with respect to matters relating to the Aboriginal and Torres Strait Islander Voice, including its composition, functions, powers and procedures.

The Government hopes to pass the Constitution Alteration Bill through the Parliament by the end of June, with the referendum to be held between October and December this year.

On 6 June 2022 Wollongong City Council resolved to develop a response to the Uluru Statement from the Heart. The following recommendation is a logical extension of that endorsement and implementation.

RECOMMENDATION

Wollongong City Council -

- 1 Support the constitutional amendment and referendum question to recognise the First Peoples of Australia by establishing an Aboriginal and Torres Strait Islander Voice.
- 2 Progress this by listening respectfully to the views and needs of the local Aboriginal community.

ATTACHMENTS

There are no attachments for this report.

ITEM 1

PUBLIC EXHIBITION - DRAFT DELIVERY PROGRAM 2022-2026 AND OPERATIONAL PLAN 2023-2024

As part of Council's strategic planning cycle, the Delivery Program has been reviewed and an Operational Plan 2023–2024 prepared which outlines the actions Council will undertake to deliver on the goals outlined in Our Wollongong Our Future 2032 - Community Strategic Plan. The Draft Delivery Program and Operational Plan 2023-2024 includes the following documents:

Draft Delivery Program 2022-2026 and Operational Plan 2023-2024

- Attachment 1 – Draft Budget 2023-2024
- Attachment 2 – Draft Infrastructure Delivery Program 2023-2024 – 2026-2027
- Attachment 3 – Draft Revenue Policy, Rates, Annual Charges and Fees 2023-2024

This report seeks Council's endorsement for the Draft Delivery Program 2022-2026 and Operational Plan 2023-2024 (including attachments) to be placed on public exhibition.

RECOMMENDATIONS

- 1 Council endorse the Draft Delivery Program 2022-2026 and Operational Plan 2023-2024, Draft Budget 2023-2024, Draft Infrastructure Delivery Program 2023-2024 – 2026-2027 and Draft Revenue Policy, Rates, Annual Charges and Fees 2023-2024 to be placed on public exhibition from 5 April to 2 May 2023.
- 2 Following public exhibition, the Draft Delivery Program 2022-2026 and Operational Plan 2023-2024, Draft Budget 2023-2024, Draft Infrastructure Delivery Program 2023-2024 – 2026-2027 and Draft Revenue Policy, Rates, Annual Charges and Fees 2023-2024 be presented to Council for adoption.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

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

ATTACHMENTS

- 1 Draft Delivery Program 2022-2026 and Operational Plan 2023-2024
- 2 Attachment 1 - Draft Budget 2023-2024
- 3 Attachment 2 - Draft Infrastructure Delivery Program 2023-2024 – 2026-2027
- 4 Attachment 3 - Draft Revenue Policy, Rates, Annual Charges and Fees 2023-2024

BACKGROUND

In June 2022, Council adopted the Our Wollongong Our Future 2032 Integrated Planning suite of documents. The suite included a new four-year Delivery Program 2022-2026 and Operational Plan 2022-2023. In accordance with the Local Government Act, Council is required to review its Delivery Program each year and prepare an Operational Plan for the following year, adopted by 30 June.

Following a review process, the Delivery Program 2022-2026 has been reviewed and an Operational Plan for 2023-2024 developed. This is year two of the four-year Delivery Program.

The draft plans have been prepared with extensive input and engagement from Councillors, Executive, Senior Leadership Team and officers from across Council. A range of internal and external data sources have informed the development of the draft planning suite, including the Community Strategic Plan; Council's Supporting Documents; census Data; Councillor Workshops; staff meetings and workshops and current priorities.

Our Wollongong 2032: Draft Delivery Program 2022-2026 and Operational Plan 2023-2024

Council's Community Strategic Plan (Our Wollongong Our Future 2032) is a whole of community plan in which all levels of government, business and educational institutions have an important role. It sets the long term direction for Wollongong with six community goals relating to our economic, environmental, social, cultural, health and transportation development and sustainability.

The Delivery Program and Operational Plan outlines the projects and services Council will deliver to work towards achieving these goals and the Council Strategic Priorities set by our elected representatives.

Draft Budget 2023-2024

Council adopted its current Financial Strategy in 2021, which recognised that Council had reached its target of financial sustainability and committed to maintain that position. Over the past two to three years, Council and its community have experienced significant disruption caused by fire, COVID-19 and a number of floods. Prior to, and through the first year of the 2022-2026 Delivery Program, Council has been able to navigate through these events and respond financially to issues through its financial agility, by utilising existing reserves and with the assistance of additional funding from other levels of government. During this time, Council has been able to broadly maintain its financial strength and has continued to exceed its expectations in some areas that has allowed some restricted assets to be replenished.

In late 2022, global and Australian economic conditions became unstable, resulting in high inflation and supply shortages for employees, contractors and materials. As a result, the cost of delivering Council services and infrastructure has increased and delivery has become more challenging. The recorded value of Council assets has also substantially increased, indicating a higher cost of renewal in the long term and an immediate increase in depreciation levels reported by the Council.

Council's revised asset valuations and estimated lives have resulted in depreciation that is substantially higher than previously forecast. While there is a negative impact on our financial Key Performance Indicators (KPIs) in the short term, it does not impact the current delivery program or our capacity to maintain and renew assets over the reporting period.

Additional strain has been placed on Council's financial capacity by the Rate Peg mechanism that limits the rates revenue of Council. The Rate Peg, set by IPART, uses a set of pricing indices that represent a generic 'basket of goods' used by Local Government (Local Government Cost Index) to determine the level of increase in rates. While that process has been reasonably reliable during stable economic conditions, it has created a high degree of difficulty in the current high inflationary period. This strain is primarily caused by the indexation being based on prior periods (July 2021 to June 2022), while the costs Council will incur are being budgeted for July 2023 to July 2024. This mismatch in general revenues and costs has created a shortfall in Funds Available from Operations in Council's budget for 2023-2024 and 2024-2025, although with estimated lower levels of inflation in the future is expected to be returned within normal parameters.

On the positive side, Council has been successful in obtaining a higher than normal level of Government Funding, some of which is related to disaster recovery (primarily flooding) and some related to planned new and enhanced assets that improve the service and reduce the reliance on Council's own funds for construction. This funding is now a vital part of balancing the financial plan for the next two years of the Delivery Program and has required some rephrasing of the Infrastructure Delivery Program over the term of the Plan.

Based on the proposed estimates and assumptions, Council's position will remain sustainable with the actions currently in place to manage the short term rates shortfall and begin to address the longer term asset management and lifecycle cost issues. It is considered that options are available to review the asset management assumptions and life cycle cost estimates to better reflect optimised practices available for some asset classes. It is also acknowledged that in line with increasing values additional allocation may be required to maintain assets in future periods.

Assumptions in the current Long Term Financial Plan continue to contain a significant level of risk caused primarily by external factors including volatile economic conditions. Wage and other cost indexation remain a substantial risk, albeit the significant uplift in these costs have already been factored into forecasts. There is continuing risk of costs being imposed on Council and Local Government in general, by other levels of government through legislation, pricing control, indirect taxation and other forms of cost shifting that are not funded with matching revenue opportunities. Council will continue to monitor and make adjustment where necessary prior to adoption and through Quarterly Budget Reviews during each Operational Plan year in the Delivery Program.

With these challenges, Council remains committed to achieving an extensive Infrastructure Delivery Program to ensure the highest levels of renewal and construction activity is maintained.

Draft Infrastructure Delivery Program 2023-2024 to 2026-2027

Council has prepared a four-year infrastructure investment program, which is detailed in the attached draft Infrastructure Delivery Program (2023-2024 - 2026-2027).

The draft Infrastructure Delivery Program has been developed considering a range of factors including feedback from Councillors, ongoing supply chain and labour market impacts from COVID-19, capacity, statutory approval requirements and impacts from severe weather events. Additionally, Council has been successful in its application for significant NSW and Australian Government grant funding towards projects in the Infrastructure Delivery Program and to support infrastructure recovery following several significant storm events.

The draft Infrastructure Delivery Program is a dynamic plan that we need to continually monitor and adjust in response to varying factors. This may result in the rephrasing of some projects, particularly those impacted by external factors. These changes will be incorporated into the final draft of the Program, to be considered by Council in June 2023 following public exhibition period. In the current economic climate, we need to remain flexible with timing to ensure decisions involving investment of public funding is made in the best interests of the community. The draft Infrastructure Delivery Program budget for 2023-2024 is \$98.8M.

Draft Revenue Policy, Rates, Annual Charges and Fees 2023-2024

Council's draft Revenue Policy, Rates, Annual Charges and Fees 2023-2024 outlines those areas that Council receives income in accordance with the requirements of the Local Government Act 1993.

The draft Revenue Policy, Rates, Annual Charges and Fees 2023-2024 outlines how Council proposes to collect income while the draft Delivery Program 2022-2026 and Operational Plan 2023-2024 shows how Council intends to use community resources across its many services based on current and future need.

The total amount of rates that can be collected by Council is set by IPART. For the financial year 2023-2024, Council is proposing that our rates income is indexed by 3.7% in line with the IPART determined rate indexation.

A general revaluation of land within Council areas usually occurs every three years. Council rates for 2023-2024 will be calculated using new valuations determined as of 1 July 2022.

Revaluations do not change Council's total General Income. This is determined through the IPART Rate Peg determination process. Variations in land value affects the proportion to be paid by individual assessments, which will vary depending on the change in land value in relation to the average change in land value.

For this reason, there won't be one common percentage change in rates for ratepayers. Some may see an increase, some may decrease, and others may stay the same and, particularly, the new valuations have impacted each category in different ways. In addition, Commercial and Regional 3c have been provided the same ad valorem rate to remove the differential pricing between the city wide commercial properties and those that are in the area previously defined as Regional 3c in the former Local Environmental Plan 1990.

Council has for some time had two Special Rates that apply to Business properties within specifically defined areas within the city centre. It is proposed that a City Centre Special Rate not be applied in 2023-2024. This Special Rate has previously been levied specifically on business properties in the defined city centre area to defray the expenses in connection with crime prevention and community safety strategies in that area. While these services will continue, the costs are proposed to be defrayed across the whole city and all rate categories. A Special Rate is still intended to be collected and expended on defined services under the Wollongong Mall Special Rate.

There are several sources of income available for Council in addition to rates. While rates income remains the predominant source of income, it is supplemented by user fees for services, statutory charges, grants and facilities and income from commercial endeavours.

PROPOSAL

It is proposed Council endorse the Draft Delivery Program 2022-2026 and Operational Plan 2023-2024, including attachments, for public exhibition during the period 5 April to 2 May 2023. Following the exhibition period, any submissions received will be reported to Council, together with the revised suite of documents, for adoption.

CONSULTATION AND COMMUNICATION

Executive, the Senior Leadership Team and officers have been provided opportunity to comment and shape the Draft Delivery Program 2022-2026 and Operational Plan for 2023–2024. Councillors provided extensive input during strategic planning workshops held in November 2022 and February 2023 and have been engaged during the finalisation of these drafts.

These documents are proposed to be placed on public exhibition between 5 April and 2 May 2023.

Following exhibition, any submissions received, together with any proposed amendments to the draft Plans, will be presented to Council, with a view to adopting a final suite of documents at the Ordinary Council Meeting of 26 June 2023.

PLANNING AND POLICY IMPACT

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

Community Strategic Plan		Delivery Program 2022-2026
Strategy		Service
4.7	Demonstrate responsible decision-making based on our values, collaboration, and transparent and accountable leadership.	Corporate Strategy
4.8	Council’s resources are managed effectively to ensure long term financial sustainability.	Financial Services

FINANCIAL IMPLICATIONS

Based on the proposed estimates and assumptions, Council’s position will remain sustainable although some Financial Strategy targets will not be met in the short term. It is considered with the actions proposed to manage the short term rates shortfall and begin to address the longer term asset management and lifecycle cost issues these measures can be attained in future periods. Full financial details of the Draft Delivery Program 2022–2026 and Operational Plan 2023–2024 are included in Attachment 2 – Draft Budget 2023-2024.

CONCLUSION

The Delivery Program has been reviewed and an Operational Plan for 2023-2024 prepared which outlines the actions Council will undertake to deliver on Our Wollongong 2032 Community Strategic Plan. Together, these documents set a clear policy and planning direction for Wollongong and Council in future decision making. An opportunity will be provided for the community to provide feedback from 5 April to 2 May 2023, prior to adoption. Council is requested to endorse the draft plans to be placed on public exhibition.

Wollongong City Council

Draft Delivery Program 2022-2026 and Operational Plan 2023-2024

For Exhibition



Image: Children on Corrimal Beach



Image: Aboriginal Smoking Ceremony, Blue Mile Tramway, Wollongong

Acknowledgement of Country

We acknowledge the Traditional Custodians of the land on which our city is built, Dharawal Country. We recognise and appreciate their deep connection to this land, waters and the greater community. We pay respect to Elders past, present and those emerging and extend our respect to all Aboriginal and Torres Strait Islander people who call this city home. We recognise Aboriginal and Torres Strait Islander people as the first people to live in the area. We respect their living cultures and recognise the positive contribution their voices, traditions and histories make to the city.



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Lord Mayor's Message

Rain, hail or shine, Wollongong City Council has a team of hardworking and passionate individuals whose focus is on ensuring their work contributes to the quality of life our residents enjoy and love.

From our 17 patrolled beaches, to our 67 sports venues and community centres both big and small, the spaces and facilities we maintain support our residents to live their best lives.

All up, Council is responsible for 33 services, and some of these have a higher profile than others. Many of us know the local lifeguards who watch over swimmers across summer and the local librarians working in one of our seven libraries. Lesser known, are the cleaning crews who are up in the early hours cleaning the public toilets, and those whose knowledge and expertise oversee the delivery of important projects like improved accessible amenities across the city.

It has never been more important for Council to be focussed and proactive in the ways we can provide support for our community and to deliver a wide range the services.

The Draft Delivery Program 2022-2026 and Operational Plan 2023-2024 are people-focussed documents. They set out what we, as an organisation, are prioritising and delivering for our community.

We've been prudent in our planning as it is a challenge to continue to deliver sustainable services in the current economic conditions. We've seen the cost of doing our business - whether it's building playgrounds, roads or infrastructure, go up. We've also continued to face difficulties with the supply chains of essential materials for construction works.

Our revenue is not keeping up with the rising costs of doing business and while rates are a significant source of Council's income, they're not the only one.


We're grateful to the wide-ranging grants support we've received in recent years from the Federal and State Governments. It's their financial boost that has helped us move forward on the Beaton Park Masterplan, plans for the Helensburgh Community Centre and Library and the delivery of key UCI Bike City legacy items like the Cringila Hills Mountain Bike Park and Criterium Track.

Over the next 12 months, we're looking to continue our focus to improving our city's climate change mitigation measures and putting in place steps to adapt to the weather extremes that will become our new norm. We need to be forward thinking, to manage the heat, floods and sea level rise that is predicted and that future generations will need to live with.

We will continue to work towards delivering new, integrated Community Centre and Libraries for Warrawong and Helensburgh, and revitalise Beaton Park to become a prestigious sporting precinct.

Above all, we will continue to advocate for all those who call Wollongong home to ensure liveability is at the front and centre of all we do.

Wollongong City Lord Mayor
Councillor Gordon Bradbery AM



*Image: North Beach, Wollongong
Photo Caitlyn Phanith (Unsplash)*

General Manager's Message

I am pleased to present the Draft Delivery Program 2022-2026 and Operational Plan 2023-2024 which outlines the actions we're committed to delivering for our city and our community over the next few years.

These plans focus on making sure we get the basics right. We've thoughtfully planned what we'll deliver, with a strong focus on delivering projects that will help build communities in our suburbs.

Council continues to maintain a strong financial position, but we're not immune to the current economic pressures and inflation. Given the current environment, we're being prudent in what we commit to delivering, using our community's resources responsibly and investing wisely while material costs remain inflated. We're looking at the priority of each of our planned projects, some of which may be delivered later than originally planned.

In addition to rising costs of new projects, we've also seen an increase in the cost of repairs. We've seen several extreme weather events over the past few years, including significant rainfall and flash flooding across the Local Government Area just last month. In these emergency situations we're quick to provide support, closing roads and working with key agencies to ensure the safety of the people in our community. But once the water subsides, we're faced with a large clean up and costs to repair damaged infrastructure like the Otford Weir. As part of these plans, we're continuing to focus on climate change mitigation and putting measures in place to help us adapt to these weather extremes that are likely to become the new norm.

We continue to invest in our suburbs - on footpaths, shared paths and dedicated cycleways to make it safer for kids to get to school and more enticing for people of all ages and all skill levels to participate in active modes of transport.

We know that we have an active community that values our sporting facilities. We're taking steps to improve our facilities, like additional drainage in our sports fields, creating more amenities, and improving accessibility for all in our community.

As our city's population grows, we're investing in major infrastructure works to improve access to the areas around West Dapto, including West Dapto Road and Cleveland Road. We're also ensuring the new developments in these areas are well thought out with footpaths and green spaces to build liveable communities.

I hope you feel as inspired as I do, reading these important plans for our future. This Draft Delivery Program 2022-2026 and Operational Plan 2023-2024 sets out a clear framework for the future that will build our city's resilience, continue our financial sustainability and connect our community.

Greg Doyle
General Manager

Our Councillors



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Our Executive



Greg Doyle
General Manager



Renee Campbell
Director
Corporate Services



Linda Davis
Director
Planning and Environment



Joanne Page
Director
Infrastructure and Works



Kerry Hunt
Director
Community Services





About Council's Draft Delivery Program and Operational Plan

Image: Kembla Street, Wollongong separated cycleway - dedicated cycling space

The Draft Delivery Program and Operational Plan sets out the services the Council will deliver over the next four years.

The Draft Delivery Program and Operational Plan includes the 33 services Council will deliver in response to the aspirations outlined in the Our Wollongong Our Future 2032 Community Strategic Plan. Council is not solely responsible for the implementation of the Our Wollongong Our Future 2032 Community Strategic Plan. It is the community's Plan, and Council works together with business, government, community groups and individuals to deliver the community's aspirations.

The Delivery Program has been prepared in response to community engagement and feedback, as well as Council's legislative responsibilities.

The Draft Delivery Program and Operational Plan have been developed utilising the resources available through the Resourcing Strategy 2022-2032.

Reporting to Our Community

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





Delivering to our Community

Over the last few years, our community has faced many challenges from bushfires and floods, and the COVID-19 pandemic. Council has responded to these challenges by adapting and changing the way it delivers its services to best support the needs of the Wollongong community.

While we need to plan for the future, Council will continue to review this Draft Delivery Program and Operational Plan to ensure that service provision is appropriate and responsive to the changes facing our community.



Council's Strategic Priorities

To focus Council's attention on this outcome the Councillors identified five key focus areas for the life of the Delivery Program. These are known as the Council's Strategic Priorities.

Localised Suburbs and Places

Our localised suburbs and places will be well planned so that they are liveable and safe. This includes important transport infrastructure and footpaths, as well as the necessary facilities and spaces are available for a variety of uses for communities. We will endeavour to maintain and protect the unique character of our local areas and encourage community spirit and civic pride through appropriate activities and land uses.

Sustainable Wollongong

Achieving a sustainable future and addressing a changing climate are a significant focus during this Council term. Our program includes the implementation of key priorities including reducing emissions and reducing waste to landfill, continuing urban greening and protecting our natural environment.

Active Transport and Connectivity

We are planning for and progressively working towards an integrated and active transport network with improved connectivity across the Local Government Area. We will continue to facilitate the upgrade of our public transport, bicycle networks, pedestrian access routes and safety around schools. This focus will see further investment into our footpaths and cycle ways, complementing our commitment to our suburbs and places.

Business and Investment

We will continue to grow the Wollongong economy through jobs growth, attracting business, investment, major events, and tourism to the region. We will continue to promote our local advantages, including our proximity to Sydney, supportive business environment, innovative ecosystem, world class university and superb liveability. We will work with key stakeholders, including peak business groups and state and federal governments to further promote our city and attract greater investment in infrastructure and other key assets.

West Dapto

We will continue to work in collaboration with key agencies to provide the infrastructure needed to support West Dapto's existing and growing community and employment lands of the urban release area. This will include coordinated planning for access improvements including new roads and bridges which are needed to support the expected 19,500 total housing lots and 8,500 jobs required over the next 30 years.





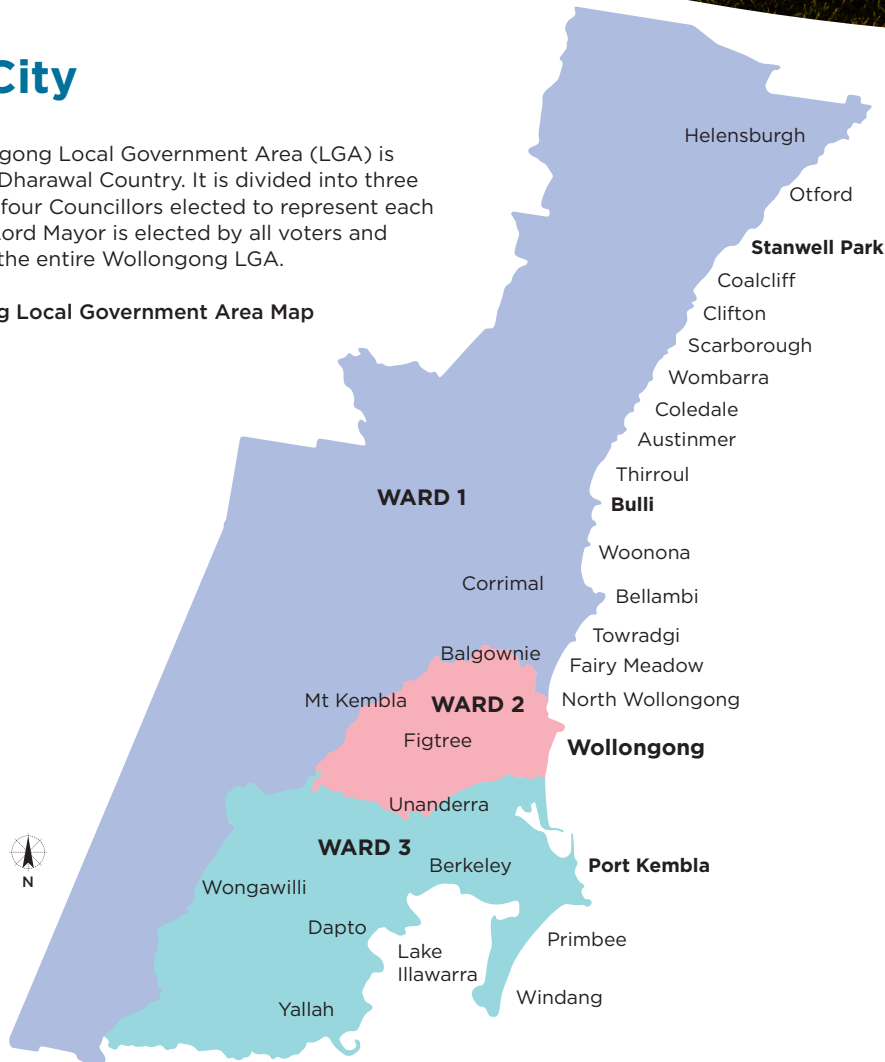
Who we are Planning for

Image: Sunrise at Lake Illawarra

Our City

The Wollongong Local Government Area (LGA) is located on Dharawal Country. It is divided into three wards with four Councillors elected to represent each ward. The Lord Mayor is elected by all voters and represents the entire Wollongong LGA.

Wollongong Local Government Area Map





*Image: Wollongong
Botanic Garden
celebrates 50 years*

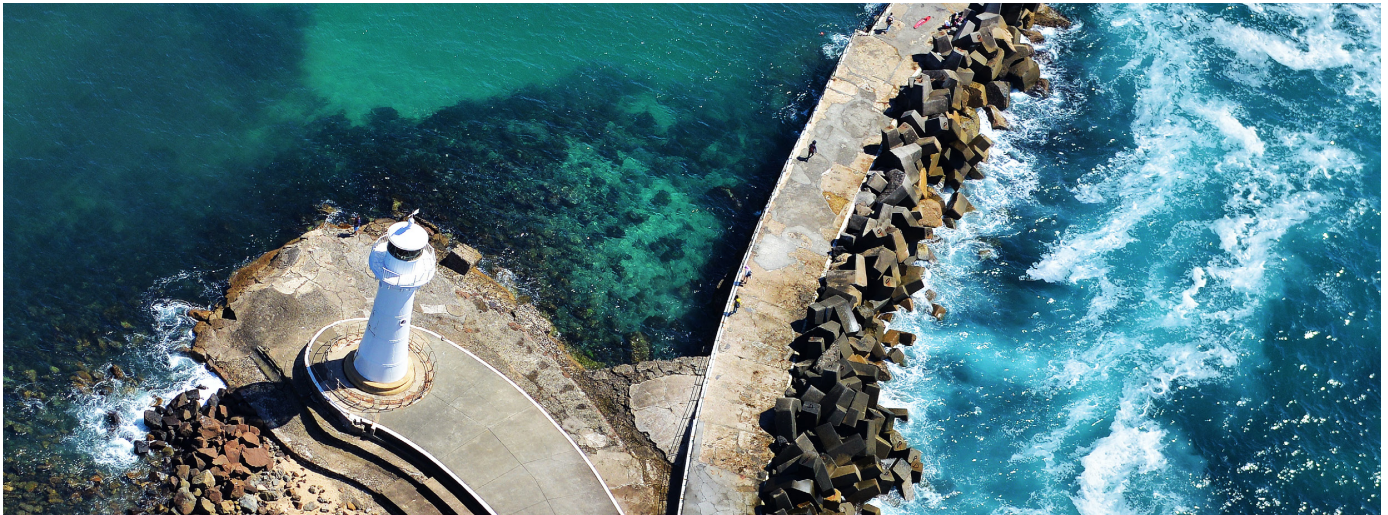


Image: Flagstaff Point
 (Wollongong Head)
 Lighthouse

Snapshot of the Wollongong Community

Wollongong is said to originate from the Aboriginal word Woolyungah, meaning Five Islands. The fourth largest city in New South Wales and 11th largest city in Australia in terms of population (ABS* - significant urban areas).



The median age of the population of Wollongong was 39 years. We have an ageing population, 18.6% of our community are age 65+.



In 2021, 22.4% of households earned a high household income (\$3,000 per week or more) and 23.7% of households earned a low income (\$0 to \$800 per week).



In November 2022, 5.1% of Wollongong's working age population were eligible to receive jobseeker allowance or youth allowance (excluding students), down from 6.0% in November 2021.



A total of 74.9% of the population of Wollongong stated they were Australian born (4.1% not stated). Of the 21% born overseas the five main countries of birth were UK, North Macedonia, Italy, India and New Zealand.



Separate housing provided accommodation for 66.3% of the Wollongong LGA population; 20.5% occupied a medium density dwelling; while 12.3% occupied high density dwellings. In Wollongong City, 60.9% of households were purchasing or fully owned their home, 23.1% were renting privately, and 6.8% were in social housing in 2021.



There were 214,657 people counted as living in Wollongong (estimated resident population) in 2021. It is projected that the population will increase to 246,042 residents by 2032.

Information was taken from .id Community Demographic Resources 2023, 2021 Australian Bureau of Statistics, Census of Population and Housing, compiled and presented by .id



Image: Children on Corrimal Beach



In 2021, 29.3% were couple families with children compared to 33.2% in 2001.



And 11.2% were one-parent households compared to 10.9% 2001.



25.4% of households were lone person households, with almost half of these people over the age of 65.



In 2021, the median weekly mortgage repayment was \$500 and the median weekly rent payment was \$390 compared to \$500 and \$420 respectively for New South Wales.



Wollongong LGA's unemployment rate was 3.6% in September 2022 compared with 3.8% for New South Wales.



In 2021, there were 6,944 people in the Wollongong LGA who identified as Aboriginal or Torres Strait Islander, representing 3.2% of the total population (estimated resident population).



English was stated as the only language spoken at home by 79.8% of the population. The five most common languages other than English spoken at home are Macedonian, Arabic, Italian, Mandarin and Spanish.



In 2021, 52.2% of people who live in Wollongong indicated they travel to work in a motor vehicle, 1.2% travelled by train, 0.9% travelled by bus and 2.4% used active transport. 0.9% traveled by truck or motorcycle and 15.5% did not work, while 0.3% did not state a method of travel. In 2021, 26.6% of the population worked at home up from 3.5% in 2016.

Information was taken from .id Community Demographic Resources 2023, 2021 Australian Bureau of Statistics, Census of Population and Housing, compiled and presented by .id

Listening to our community

Community engagement is how we reach out and encourage our community to talk with us about the plans, projects and policies we develop on their behalf. Community engagement helps us make better decisions, it builds relationships and trust; builds a sense of belonging; and keeps the community informed. The feedback we receive from community is considered along with legislation, policies, technical assessment, financial, environmental and social impacts.

The COVID-19 pandemic has changed the way we connect and engage with our community and we have continued to use new methods to ensure

we reach our community, particularly the isolated and vulnerable. We are committed to providing opportunities for everyone in our community to help us make informed decisions.

An extensive engagement process was carried out as part of the review of the Our Wollongong Our Future 2032 Community Strategic Plan. A total of 8928 voices informed the development of the Community Strategic Plan. The feedback informed this Draft Delivery Program and Operational Plan, where Council's 33 Services work to deliver the community's aspirations.

Image: Fun activities at the Discovery Centre on Botanic Gardens Day





Image: Pavement improvements on Lower Crown Street, Wollongong

Our Values and Purpose

Wollongong City Council is committed to being a local government of excellence that enhances our City's quality of life and environment through effective leadership, community involvement and commitment to service. As a purpose-led, values driven organisation our values are part of everything we do every day and provide the foundation of our organisational culture and guide how we deliver the strategies and actions outlined in the Delivery Program.

We live these values through:

Enabling daily work that encourages collaboration, innovation, interdependence, belonging and inclusion

Living the values in everyday work through behaviours and interactions

Supporting and enabling people to deliver on the promise of an Extraordinary Wollongong

OUR VALUES IN ACTION


SUSTAINABLE
use our community's resources responsibly


RESPECT
inclusive and considerate


COURAGE
challenge the norm to be better


INTEGRITY
honest and reliable


ONE TEAM
together we deliver excellent service



Image: Coalcliff Rock Pool

What you told us



Environment

- Protect + invest
- Retain + add green space + trees
- Net zero carbon emissions



Local Economy

- Create local jobs
- Invest in economic growth
- Foster tourism



Accessibility

- Create liveable communities
- Improve systems + processes
- Support meaningful employment



Development

- Avoid over-development
- Preserve + protect environment + heritage
- Encourage long term planning



Heritage

- Protect + preserve buildings
- Celebrate Aboriginal heritage + culture
- Value our history



Wellbeing

- Offer initiatives to support health
- Safety in public
- Connected + engaged
- Celebrate diversity



Active Transport

- Increase network
- Promote network
- Increase cycling



Arts + Culture

- Support creatives
- Provide events + spaces
- Celebrate Aboriginal heritage + culture



Housing

- Impacts of housing costs
- More affordable housing
- Address homelessness



Transport

- Increase parking
- Improve public transport
- Maintain free bus



Recreation

- Maintain + increase open space/s
- Maintenance of parks + beaches
- Improve sporting facilities



Community Services + Facilities

- Libraries and facilities are loved
- Places + programs for young people
- Accessible community facilities





Vision and Goals

Image: Fun activities at the Discovery Centre on Botanic Gardens Day

Vision

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.

Goals

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

*Image: Children
enjoying Cringila Hills
Mountain Bike Track*





Draft Delivery Program 2022-2026 and Operational Plan 2023-2024

Council's Draft Delivery Program and Operational Plan responds to the community's vision and goals and outlines the services and projects that Council has capacity to deliver. It is a result of rigorous planning and prioritisation and aims to provide the best valuable services to the community. The Resourcing Strategy 2022-2032 outlines the finances, assets, workforce and information management technology that will be used to achieve the Program and Plan.

Council's 33 Services form the foundation of the Draft Delivery Program and Operational Plan. Council's Services are presented under their best fit goal. Council's internal Services form an additional group called Support Services to demonstrate that these Services support the delivery of all goals.

Council reviews its services as part of a continuous improvement approach based on community feedback, with the aim of creating efficiencies and improving service delivery. Council's Service Optimisation Program aims to monitor and adjust service levels and resources to ensure the services we deliver are sustainable and relevant, balanced against community needs and expectations.

The Service Optimisation Program methodology includes review of community and customer feedback and engagement activities, including our Community Satisfaction Survey and Community Wellbeing Survey results. Council may undertake additional engagement activities in accordance with our Community Engagement Council Policy.

Using an evidence-based approach, grounded in community and customer sentiment, the service to be reviewed in the 2023 - 2024 financial year has been included as an action under the Development Assessment Service. Progress and outcomes will be reported in Council's Quarterly Reviews and Annual Report.



Image: Children enjoying activities at the Discovery Centre on Botanic Gardens Day



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
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Community Strategic Plan

Resourcing Strategy

Delivery Program and Operational Plan delivered through 33 Council Services

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

Support Services

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



How to Interpret this Plan

Goal 1 | We value and protect our environment

All Services have been grouped under the main goal

Natural Area Management

Responsibility Manager Open Space and Environmental Services

Service Name
Responsibility

Why

The community want Council to preserve and improve the natural environment.

Why - Council delivers the service

What

This service includes the management of natural areas under Council care and control. Activities undertaken as part of this service include restoration of natural areas, weed management, bushfire management as well as the conservation of endangered ecological communities and threatened species. These activities are funded through a combination of Council's own operating funds, external grants, partnerships with other organisations and the support of community volunteers.

What - Description of the service

Delivery Streams

- Natural Area Management
- Asset Protection Zone (Bushfire) Management

Delivery Streams are sub-services

2032 Community Strategic Plan

United Nations Sustainable Development Goals

We value and protect our environment

Relevant CSP Goal/s

Relevant UN SDG Goals



Finances (000'S)

Revenue \$267

Expense \$(4,020)

Net \$(3,754)

Resourcing information for the Operational Plan year

How

Manage Council's restoration works program.
Respond to community complaints and issues regarding the condition of natural areas under Council control.

HOW - core business followed by a list of key actions and timing for when they will be delivered

Actions	Operational Plan 2022 2023	Operational Plan 2023 2024	Operational Plan 2024 2025	Operational Plan 2025 2026	CSP Ref:	Delivery Stream
Coordinate natural area restoration works at priority sites	✓	✓	✓	✓	1.1	Natural Area Management
Continue implementation of priority actions from the Dune Management Strategy	✓	✓	✓	✓	1.1	Natural Area Management

Supporting Documents

Sustainable Wollongong 2030: A Climate Healthy City Strategy
Illawarra Bush Fire Risk Management Plan
Urban Greening Strategy 2017 - 2037

Relevant Supporting Documents to the Service

Measuring Success

Participation rate in environmental programs

Target/Desired Trend

At least 85,000 per annum

Key measures for the service

Services under main Community Strategic Plan Goals

Goal 1: We value and protect our environment

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Goal 2: We have an innovative and sustainable economy

City Centre Management	44
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Goal 3: Wollongong is a creative, vibrant city

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Goal 4: We are a connected and engaged community

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Support Services

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Information Management & Technology	116
Infrastructure Strategy & Support	118



Image: Food Organics, Garden Organics (FOGO)

Our Wollongong Our Future 2032 Community Strategic Plan

Goal 1 | We value and protect our environment

Objectives

We will work together to reduce emissions and the effects of a changing climate.

Our natural environments are protected, and our resources will be managed effectively.

Development is well planned and sustainable and we protect our heritage.

How will we get there?

1.1 The community is actively involved in the expansion, improvement and preservation of our waterways, green corridors and other natural areas connecting the escarpment to the sea.

1.2 Manage and effectively improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans.

1.3 Increase our resilience to natural disasters and a changing climate to protect life, property and the environment.

1.4 Work together to achieve net zero carbon emissions and reduce waste going to landfill.

1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs.

1.6 West Dapto urban growth is effectively managed with facilities and spaces to support the future community.

1.7 Develop and implement programs and projects that achieve proactive heritage management, education and promotion.

Goal 1 | We value and protect our environment

Development Assessment

Responsibility Manager Development Assessment and Certification

Why

The community want confidence and transparency that our development assessment processes take a balanced approach to development while meeting our legislative obligations.

What

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

Delivery Streams

- Development Assessment
- Building Certification
- Development Engineering

2032 Community Strategic Plan

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$3,953

Expense \$(9,117)

Net \$(5,164)

How

Provide high quality development and certification assessment and advice in accordance with the State and Local Planning requirements and taking into consideration the environment, social and economic impacts.

Develop and implement new systems for approval and certification in response to New South Wales planning reforms.

Provide specialist advice as it relates to engineering issues within the development and planning framework.

The service manages Council functions relating to the Wollongong Local Planning Panel, the Southern Regional Planning Panel, and the Design Review Panel.

Engage with NSW Government, agencies, development/building industry and the broader community to achieve improved development outcomes.

Development Assessment

Actions	Operational Plan 2022-2023		Operational Plan 2023-2024		Operational Plan 2024-2025		Operational Plan 2025-2026		CSP Ref:	Delivery Stream
Administer Design Review Panel in relation to key sites or significant development	✓		✓		✓		✓		1.5	Development Assessment
Administer the Wollongong Local Planning Panel	✓		✓		✓		✓		1.5	Development Assessment
In conjunction with the Department of Planning and Environment administer the Southern Regional Planning Panel	✓		✓		✓		✓		1.5	Development Assessment
Carry out the OneCouncil integration project with the New South Wales planning portal			✓						1.5	Development Assessment
Review the customer experience around access to information related to Development Assessment as part of the Service Optimisation Program			✓						1.5	Development Assessment

Supporting Documents

Wollongong Local Environment Plan 2009
Wollongong Development Control Plan 2009
Development Contribution Plans
Coastal Zone Management Plan 2017

Goal 1 | We value and protect our environment

Emergency Management

Responsibility Manager Infrastructure Strategy and Planning

Why

To increase our resilience to risks, natural disasters and a changing climate to protect life, property and the environment.

What

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

Delivery Stream

- Emergency Management and Support

2032 Community Strategic Plan

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$421

Expense \$(6,769)

Net \$(6,348)

How

Actively participate in and support Illawarra Local Emergency Management Committee under the Illawarra Management Memorandum of Understanding in achieving its responsibilities to prepare plans in relation to the prevention of, preparation for, response to and recovery from emergencies in the Illawarra Emergency Management Area (Wollongong, Shellharbour and Kiama Local Government Areas).

Maintain vehicles, equipment and buildings for the local Rural Fire Service brigades and State Emergency Service unit.

Provide financial support to Fire and Rescue New South Wales, State Emergency Service and Rural Fire Service.

Work with the Rural Fire Service and Illawarra Shoalhaven Joint Organisation to minimise and mitigate the impact of bushfires on our communities.

Provide mechanical support in relation to Rural Fire Service fleet maintenance and undertake maintenance to emergency facilities and fire trails, when required.

Provide operational response to support emergency combat agencies during incidents and emergencies.

Contribute to the ongoing maintenance of the two Illawarra Emergency Operations Centres (Wollongong and Albion Park).

Plan for predicted increases in frequency and severity of extreme weather due to climate change.

Collaborate with Shellharbour City Council and Kiama Municipal Council under the Illawarra Emergency Management Memorandum of Understanding.

Prepare resilience and response plans to respond to unforeseen events.

Emergency Management

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Continue to progress design and construction of a new Wollongong State Emergency Services unit	✓		✓		✓		1.3	Emergency Management and Support

Supporting Documents

Illawarra - Local Emergency Management Plan
 Business Continuity Plans
 Emergency Operations Plan
 Service Level Agreements with Emergency Services Organisations
 Illawarra Emergency Management - Memorandum of Understanding
 Coastal Zone Management Plan 2017
 Climate Change Adaptation Plan 2022
 Climate Change Mitigation Plan 2020
 Floodplain Risk Management Plans

Goal 1 | We value and protect our environment

Environmental Services

Responsibility Manager Open Space and Environmental Services

Why

To address the community's desire for climate action and healthy natural environments, where government and the community work together to improve, preserve and protect the environment, and plan for Council and the community to transition to net-zero emissions.

What

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

Delivery Stream

- Environmental Community Programs and Partnerships
- Environmental Assessment and Compliance
- Environmental and Sustainability Planning

2032 Community Strategic Plan

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$497

Expense \$(3,156)

Net \$(2,660)

How

Leadership in local climate change mitigation, and implementation of Climate Change Mitigation Plan. Coordinate Council's volunteer, environmental and conservation programs, education, activities and events aligned with Council's Urban Greening program, climate action and waste diversion strategies. Preparing, monitoring, implementing, reporting and reviewing environmental policies, strategies and plans.

Management of the Greenhouse Park practical demonstration site

Review of Environmental Factors and assessment of environmental issues associated with planning proposals and development applications, and management of the Tree Management Permit process.

Consider opportunities for suitable locations for community gardens.

Undertake environmental monitoring programs, such as water, air quality, contaminated lands management, and pollution response.

Deliver on Biodiversity Conservation Agreement for West Dapto.

Council support local food security outcomes through advocacy, sponsorship, partnering and local initiatives.

Coordinate the Lake Illawarra Coastal Management Program implementation including the governance framework.

Environmental Services

Actions	Operational Plan 2022-2023		Operational Plan 2023-2024		Operational Plan 2024-2025		Operational Plan 2025-2026		CSP Ref:	Delivery Stream
	✓		✓		✓		✓			
Prepare and implement the Wollongong Coastal Management Program	✓		✓		✓		✓		1.2	Environmental and Sustainability Planning
Deliver commitments made under the Global Covenant of Mayors and support Council's climate emergency declaration	✓		✓		✓		✓		1.3	Environmental and Sustainability Planning
Prepare and implement the Climate Change Mitigation Plan 2022-2026	✓		✓		✓		✓		1.3	Environmental and Sustainability Planning
Implement priority actions from the Climate Change Adaptation Plan 2023-2027	✓		✓		✓		✓		1.4	Environmental and Sustainability Planning

Supporting Documents

Sustainable Wollongong 2030: A Climate Healthy City Strategy
Climate Change Mitigation Plan 2020-2022
Climate Change Adaptation Plan 2022
Coastal Zone Management Plan 2017
Lake Illawarra Coastal Management Program 2020-2030
Waste and Resource Recovery Strategy Plan 2015-2022
Floodplain Risk Management Plans

Goal 1 | We value and protect our environment

Land Use Planning

Responsibility *Manager City Strategy*

Why

To ensure urban areas are well-planned to achieve appropriate land uses and a healthy, safe and sustainable living environment in line with our legislative responsibilities.

What


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

Delivery Stream

- West Dapto Planning
- Development Contributions Planning
- Local Environmental Planning
- Urban Renewal and Civic Improvement
- Heritage
- Planning Certificates
- Community Land Management Planning

2032 Community Strategic Plan

United Nations Sustainable Development Goals

We value and protect our environment	We have an innovative and sustainable economy	We are a connected and engaged community	We have a healthy community in a liveable city	
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Finances (000'S)

Revenue \$717
 Expense \$(4,437)
 Net \$(3,720)

How

- Plan for the current and future community of Wollongong Local Government Area taking into consideration environmental, economic, social and other external factors.
- Review and prepare planning policies, strategic and urban design studies to inform land use planning for the city.
- Prepare Local Environmental Plans and Development Control Plans, which enable the community's goals for liveability, sustainability and amenity.
- Prepare and assess Planning Proposals which change how land can be used and developed.
- Prepare Plans of Management for community and Crown lands.
- Develop town and village plans to inform place-based updates to planning policy and initiate projects to improve the public domain.
- Plan and manage the West Dapto Urban Release Area and carry out partnerships to facilitate the infrastructure and facilities required to support the growing community.
- Promote and protect heritage through internal and external advice and coordination of the Heritage Assistance Fund.
- Advocate for an inclusive and reliable transport network public transport network with high quality infrastructure and frequent public transport services.
- Prepare and issue Planning Certificates and maintain data in the Land Information System to provide information for residents and investors.
- Participate in regional planning and infrastructure forums.
- Engage with the New South Wales State Government Planning Reforms to ensure the best outcomes for Wollongong.
- Prepare and implement Development Contributions Plans and Planning Agreements.

Land Use Planning

Actions	Operational Plan	Operational Plan	Operational Plan	Operational Plan	CSP Ref:	Delivery Stream
	2022 2023	2023 2024	2024 2025	2025 2026		
Continue the review of West Dapto Land Release Area by developing a Local Infrastructure Plan	✓	✓	✓	✓	1.6	West Dapto Planning
Local Government Area Wide Retail Centres Study and South West Sydney Development Impacts Study	✓				1.5	Urban Renewal and Civic Improvement
In collaboration with key agencies, facilitate the West Dapto Review Committee to deliver the West Dapto Urban Release Area	✓	✓	✓	✓	1.6	West Dapto Planning
Undertake studies to inform the periodic review of the West Dapto Development Contribution Plan	✓			✓	1.6	West Dapto Planning
Prepare a Local Government Area Industrial Lands Study	✓				1.5	Urban Renewal and Civic Improvement
Progress the City Centre Planning Strategy	✓	✓			2.8	Urban Renewal and Civic Improvement
Develop and install the Sandon Point Aboriginal Place Interpretive Strategy and Indigenous Art Project	✓	✓			4.3	Community Land Management Planning
Review the Local Strategic Planning Statement	✓	✓			1.5	Local Environmental Planning
Finalise the development of the Housing Strategy and commence implementation on initial priorities	✓	✓			5.8	Local Environmental Planning
Partner with the Greater Cities Commission with the development of the Region and Cities Plan		✓			1.5	Local Environmental Planning

Supporting Documents

West Dapto Vision
West Dapto Development Contributions Plan
Wollongong Local Environmental Plan and Development Control Plan 2009
Wollongong Local Strategic Planning Statement 2020

Wollongong Housing Strategy 2023
City Centre Urban Design Framework
Wollongong Heritage Strategy 2019-2022
Plans of Management
A City for People - Public Spaces Public Life 2016-2019

Goal 1 | We value and protect our environment

Natural Area Management

Responsibility Manager Open Space and Environmental Services

Why

The community want Council to preserve and improve the natural environment.

What

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

Delivery Stream

- Natural Area Management
- Asset Protection Zone (Bushfire) Management

2032 Community Strategic Plan

We value and protect our environment

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$321

Expense \$(4,608)

Net \$(4,287)

How

Respond to community complaints and issues regarding the condition of natural areas under Council control.

Implement control programs for priority pest species (rabbits/deer/myna birds).

Support the Illawarra District Weeds Authority (IDWA) through funding and on ground works.

Coordinate natural area restoration works at priority sites.

Continue implementation of priority actions from the Dune Management Strategy.

Natural Area Management

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Implement annual bushfire hazard reduction works program for Asset Protection Zones on Council managed lands	✓		✓		✓		1.1	Asset Protection Zone (Bushfire) Management

Supporting Documents

Sustainable Wollongong 2030: A Climate Healthy City Strategy
 Illawarra Bush Fire Risk Management Plan
 Urban Greening Strategy 2017-2037
 Illawarra Biodiversity Strategy
 Generic Plan of Management (Natural Areas)
 Wollongong City Council Vertebrate Pest Animal Policy
 Estuary and Coastal Zone Management Plans
 Climate Change Mitigation Plan 2020
 Climate Change Adaptation Plan 2022
 Illawarra Escarpment Management Plan
 Stormwater Management Plans
 Floodplain Risk Management Plans
 Beach and Foreshore Access Strategy 2019 - 2028
 Lake Illawarra Coastal Management Program 2020-2030

Goal 1 | We value and protect our environment

Regulatory Compliance

Responsibility Manager Regulation and Enforcement

Why

Council is required to protect public amenity, public safety and meet statutory requirements relating to environmental protection, unauthorised development and animal control.

What

This service involves environment and development compliance, animal control and parking in accordance with statutory requirements and Council Policy.

Providing education programs and information to raise community awareness also forms part of this service.

Delivery Stream

- Environmental Development, Compliance and Education
- Animal Control
- Parking Enforcement

2032 Community Strategic Plan

We value and protect our environment

We have a healthy community in a liveable city

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$4,071

Expense \$(6,595)

Net \$(2,525)

How

Undertake Council's prescribed regulatory role in relation to unauthorised and non-compliant building and development, environmental protection, animal control, illegal dumping and parking.

Investigate and respond to customer requests relating to development and implement programs of inspection of buildings and construction sites with an emphasis on soil and water management and the protection of waterways.

Investigate and respond to customer requests relating to overgrown land, illegally dumped waste and abandoned motor vehicles.

Manage Council's responsibilities around Companion Animals including proactive patrols of public places, investigate and respond to customer requests, provide education to residents', update and maintain the Companion Animals Register.

Work collaboratively with other agencies, government departments and the community to make the city safer and more accessible.

Undertake regulatory inspections of swimming pool safety barriers.

Regulatory Compliance

Actions	Operational Plan 2022-2023		Operational Plan 2023-2024		Operational Plan 2024-2025		Operational Plan 2025-2026		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025	2025	2026		
Carry out a proactive surveillance and inspection program of known dumping hot-spots and implement education and awareness raising programs aimed at reducing illegally dumped waste	✓		✓		✓		✓		1.4	Environment Development, Compliance and Education
Maintain a proactive compliance program for companion animals in public places, including beaches, foreshore areas and parks	✓		✓		✓		✓		5.4	Animal Control
Develop and implement an education and awareness raising program regarding swimming pool barriers	✓		✓		✓		✓		5.2	Inspections, Education and Registration
Undertake a trial to target compliance of subdivision and residential building sites for sediment and erosion control, hours of operation, waste management (including storage and management of building materials) and dust control	✓		✓						5.2	Environment Development, Compliance and Education

Supporting Documents

Not applicable to this Service

Goal 1 | We value and protect our environment

Stormwater Services

Responsibility Manager Infrastructure Strategy and Planning

Why

To manage and effectively improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans, and increase resilience to natural disasters and a changing climate to protect life, property and the environment.

What

This service strategically plans for a coordinated approach to floodplain risk management and stormwater management including protection of waterways, beaches, lakes, lagoons and creeks.

This service manages and maintains 835 kilometres of drainage and associated infrastructure assets across the city that aim to be safe, efficient, effective and sustainable.

Delivery Stream

- Floodplain Management
- Stormwater Management

2032 Community Strategic Plan

We value and protect our environment

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$2,272
Expense \$(22,039)
Net \$(19,767)

How

Develop and Implement floodplain risk management plans including Voluntary Purchase Scheme.

Implement coordinated approach to floodplain, stormwater quality and quantity management.

Develop and implement prioritised programs for flood and stormwater assets renewal, maintenance and upgrade; including pits and pipes, detention basins and water quality devices.

Implement flood and stormwater related actions of Council's strategic documents including floodplain management plans, coastal management programs, stormwater asset management plan and entrance management policies to support environmental, coastal, flood and stormwater management outcomes.

Provide flood information and flood related development controls to manage flood and stormwater risk related to developments.

Inspect stormwater infrastructure and undertake priority maintenance or upgrade works to maximise public safety.

Stormwater Services

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream	
	2022	2023	2023	2024	2024	2025			2025
Develop and implement the Floodplain Risk Management Plans	✓		✓		✓		✓	1.3	Floodplain Management
Plan and deliver stormwater maintenance, renewal and upgrade works	✓		✓		✓		✓	1.3	Stormwater Management
Deliver rolling program of flood and stormwater infrastructure condition and safety inspections	✓		✓		✓		✓	1.3	Stormwater Management
Enhance the management of Council owned water and wastewater assets	✓		✓					5.2	Support Assets
Develop an awareness campaign to educate the community on landowner's obligations for managing creeks and waterways on private land				✓				1.3	Stormwater Management

Supporting Documents

Stormwater Asset Management Plan
Flood Studies and Floodplain Risk Management Plans
Coastal Zone Management Plan
Lake Illawarra Coastal Management Program 2020-2030

Goal 1 | We value and protect our environment

Waste Management

Responsibility Manager Open Space and Environmental Services

Why

To work together to reduce waste going to landfill through prevention, education and the use of innovative practises and technologies.

What

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

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

Delivery Stream

- Public Litter Bin Collection
- Wollongong Waste and Resource Recovery Park
- Domestic Waste Collection Services
- Cleaning of Public Toilets

2032 Community Strategic Plan

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$53,885

Expense \$(50,962)

Net \$2,923

How

Domestic waste collection, recycling, on-call household clean-up and organics collection contracts. Provide education activities for the community on Council's services and environmentally focused values.

Public bin and litter collection and cleaning of public toilet facilities.

Operation of Wollongong Waste and Resource Recovery Park at Kembla Grange.

Deliver a Food Organics Garden Organics (FOGO) program across the Local Government Area.

Waste Management

Actions	Operational Plan 2022-2023		Operational Plan 2023-2024		Operational Plan 2024-2025		Operational Plan 2025-2026		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025	2025	2026		
Deliver options for a Food Organics Garden Organics (FOGO) trial for multi-unit dwellings	✓								1.4	Wollongong Waste and Resource Recovery Park
Educate and continue to deliver waste diversion programs aligned with problematic waste streams	✓		✓		✓		✓		1.4	Wollongong Waste and Resource Recovery Park
Continue to develop and implement the landfill gas management system at Whytes Gully	✓		✓		✓		✓		1.4	Wollongong Waste and Resource Recovery Park
Implement a research and development program targeting waste diversion from landfill with the University of Wollongong	✓								1.3	Wollongong Waste and Resource Recovery Park

Supporting Documents

Wollongong Waste and Resource Recovery Strategy 2022
Sustainable Wollongong 2030: A Climate Healthy City Strategy
Climate Change Mitigation Plan 2020 - 2022
Climate Change Adaptation Plan 2022

Goal 1 | We value and protect our environment

Measuring Success

Development Assessment

Measures	Target/Desired Trend
Outstanding development applications	
• DAs under 90 days	200
• DAs over 90 days	50
Average net determination days	50

Environmental Services

Measures	Target/Desired Trend
Number of participants in education programs	Increase
Participation rate in environmental programs	At least 85,000 per annum
Tonnes of waste collected from clean up activities	Decrease
Net zero emissions from Council operations by 2030	Zero by 2030
Proportion of residents satisfied with environmental programs and education	Increase

Land Use Planning

Measure	Target/ Desired Trend
Proportion of residents satisfied with planning controls for development in your local area/town centre	Increase

Natural Area Management

Measures	Target/Desired Trend
Number of volunteers who worked at Bushcare, Dunecare and Fiready sites	Increase
Ratio of trees planted versus trees removed	2:1
Proportion of residents satisfied with protection of our natural environment	At least 3.75 on a scale of 5.00

Goal 1 | We value and protect our environment

Measuring Success

Regulatory Compliance

Measures	Target/Desired Trend
Proportion of residents satisfied with: <ul style="list-style-type: none"> • companion animal compliance • compliance and regulation of parking 	At least 3.75 on a scale of 5.00 At least 3.75 on a scale of 5.00

Stormwater Services

Measure	Target/Desired Trend
Number of actions completed in floodplain risk management studies	Increase

Waste Management

Measures	Target/Desired Trend
Waste diverted from landfill (including recycling and organics)	Increase
Number of waste education workshops and events	Increase
Number of participants in waste education workshops and events	Increase
Waste removed from our creek and waterway SQIDs and trash racks	Decrease
Recycling contamination in public place bins	Decrease
Proportion of residents satisfied with: <ul style="list-style-type: none"> • Street cleaning • Public bin collection • Waste disposal depot facilities 	At least 3.75 on a scale of 5.00 At least 3.75 on a scale of 5.00 At least 3.75 on a scale of 5.00





Image: Full Set Festival, Globe Lane Wollongong



Our Wollongong Our Future 2032 Community Strategic Plan

Goal 2 | We have an innovative and sustainable economy

Objectives

The region's industry base continues to diversify and local employment opportunities increase.

Wollongong is established as the regional capital of the Illawarra-Shoalhaven.

We are leaders in innovative and sustainable research and development of new industries.

How will we get there?

2.1 Support educational and employment opportunities that retain young people and local talent, attract new workers and provide opportunities for the unemployed.

2.2 Continue to diversify and grow Metro Wollongong economy as the Illawarra's regional capital and employment centre.

2.3 Increase and attract new business investment and enterprise to Wollongong while supporting and growing existing local businesses.

2.4 Encourage an innovative economy, which drives entrepreneurship and research capability in the Wollongong Local Government Area.

2.5 Work with partners to facilitate sustainable and green industries.

2.6 Support growth sectors to assist in the ongoing transition of Wollongong's economy.

2.7 Promote the Wollongong Local Government Area as an event, conference and visitor destination.

2.8 Continue to build Wollongong as a vibrant, modern city with revitalised city centre and an active evening economy.



Goal 2 | We have an innovative and sustainable economy

City Centre Management

Responsibility Manager Community Cultural and Economic Development

Why

Wollongong Central Business District is the regional centre providing employment and amenity for our community. Our community want to see Wollongong City Centre as a vibrant, modern, city with an active evening economy.

What

From Wollongong Station to the foreshore, City Centre Management supports the revitalisation of the City Centre through the coordination and delivery of a range of strategies in collaboration with various stakeholders.

The service also ensures the smooth operation of the City Centre, particularly Crown Street Mall which is funded by the Special Mall Levy.

Delivery Stream

- City Centre and Crown Street Mall

2032 Community Strategic Plan

United Nations Sustainable Development Goals

We have an innovative and sustainable economy



Finances (000'S)

Revenue \$1,373

Expense \$(4,146)

Net \$(2,773)

How

Manage the operations of the City Centre, this includes day-to-day management, security, CCTV operations, graffiti removal, events and activation opportunities and marketing.

Deliver City Centre marketing, promotions and activation program.

Work with partners to improve the attractiveness of and increase visitation to the Wollongong City Centre.

Civil and grounds maintenance and Crown Street Mall access - including vehicle permits.

City Centre Management

Actions	Operational Plan 2022-2023		Operational Plan 2023-2024		Operational Plan 2024-2025		Operational Plan 2025-2026		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025	2025	2026		
Deliver increased City Centre marketing and activation initiatives to support local and regional economic recovery in response to COVID-19	✓		✓		✓				2.2	City Centre & Crown Street Mall
Implement a range of activation initiatives across the City Centre Precincts	✓		✓		✓		✓		2.8	City Centre & Crown Street Mall
Deliver an integrated marketing campaign that reflects the 'city experience'	✓		✓		✓		✓		2.8	City Centre & Crown Street Mall
Develop and implement City Centre Wayfinding	✓		✓						2.8	City Centre & Crown Street Mall

Supporting Documents

A City for People - Public Spaces Public Life 2016-2019
 Economic Development Strategy and Action Plan 2019-2029
 Wollongong Community Safety Plan 2021-2025
 Creative Wollongong Implementation Plan 2019-2024
 Wollongong Local Environmental Plan (LEP) 2009
 Wollongong Development Control Plans (DCP) 2009
 Wollongong City Centre Access and Movement Strategy 2013-2033

Goal 2 | We have an innovative and sustainable economy

Economic Development

Responsibility *General Manager*

Why

To attract business, support educational and employment opportunities, retain young people, local talent and create employment pathways for the unemployed. We support growth sectors and seek opportunities to diversify and grow the Wollongong economy as the Illawarra's regional capital and employment centre.

What

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

Delivery Stream

- Economic Development
- Destination Wollongong

2032 Community Strategic Plan

United Nations Sustainable Development Goals

We have an innovative and sustainable economy



Finances (000'S)

Revenue \$1
Expense \$(2,667)
Net \$(2,666)

How

Implementation of the Economic Development Strategy 2019-2029 to attract future investment, business and jobs growth in key target growth sectors and existing industry in line with the 10,500 new net jobs target by 2029.

Ongoing delivery of the Invest Wollongong program in partnership with the NSW Government and University of Wollongong promoting Wollongong as a superior business location, particularly in a post COVID-19 pandemic environment, including opportunities to promote the Wollongong Central Business District as a legitimate alternate office market.

Facilitate a coordinated response to business and investment enquiries, including facilitating major projects.

Facilitate the engagement with the local small business community including opportunities to make it easier to do business and create a business friendly environment by providing accessible information including business support programs and business opportunities.

Continue to monitor and advise Council on current economic trends, including opportunities and challenges facing the economy, particularly in the recovery post the COVID-19 pandemic.

Administer the Destination Wollongong 2021-2026 Funding Agreement.

Work with our existing industry groups, local Chambers of Commerce and networks to support the ongoing growth and development of our existing key target sectors and local small business sector.

Economic Development

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream	
	2022	2023	2023	2024	2024	2025			2025
Deliver the Economic Development Strategy 2021-2029	✓		✓		✓		✓	2.1	Economic Development
In partnership with NSW Government and the University of Wollongong, deliver the Invest Wollongong program	✓		✓		✓		✓	2.4	Economic Development
Work with other levels of government and the business community to respond to the post COVID-19 pandemic economic recovery	✓							2.3	Economic Development
Report against the five pillars of the Destination Wollongong Funding Agreement 2021-2026 including: Marketing, Major Events, Business Visitor Economy, Tourism Infrastructure and Product Development and Cycling.	✓		✓		✓		✓	2.4	Economic Development

Supporting Documents

Economic Development Strategy 2019-2029
Destination Wollongong 2021-2025 Funding Agreement
Destination Wollongong Major Events Strategy 2021-2026

Goal 2 | We have an innovative and sustainable economy

Tourist Parks

Responsibility Manager Property and Recreation

Why

To promote the Wollongong Local Government Area as an event, conference and visitor destination.

What

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

Delivery Stream

- Tourist Parks

2032 Community Strategic Plan

United Nations Sustainable Development Goals

We have an innovative and sustainable economy



Finances (000'S)

Revenue \$8,492

Expense \$(7,096)

Net \$1,396

How

Provide holiday accommodation for tourists in the Wollongong Local Government Area through the provision of accommodation such as cabins, powered sites, unpowered sites and annual sites.

Operate an efficient, well managed business providing a return to Council.

Contribute to the promotion of tourism in Wollongong Local Government Area through the provision of industry leading facilities.

Plan, review and implement Masterplans to maximise utilisation.

Tourist Parks

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Commercially manage Council's three tourist parks at Bulli, Corrimal and Windang to optimise service delivery and contribute to Council's financial sustainability	✓		✓		✓		2.7	Tourist Parks

Supporting Documents

Places for People: Wollongong Social Infrastructure Planning Framework 2018
 Wollongong City Tourist Parks Marketing Strategy 2021-2024
 Coastal Zone Management Plan 2017

Goal 2 | We have an innovative and sustainable economy

Measuring Success

City Centre Management

Measure	Target/Desired Trend
Number of people movements within Crown Street Mall	500,000 per quarter

Economic Development

Measure	Target/Desired Trend
Business enquiries facilitated	Increase

Tourist Parks

Measures	Target/ Desired Trend
Tourist park occupancy rate:	
• cabins	Greater than 60%
• powered site	Greater than 50%



Image: Bulli Beach Tourist Park



Image: Corrimal Library, Customer Service



Our Wollongong Our Future 2032 Community Strategic Plan

Goal 3 | Wollongong is a creative, vibrant city

Objectives

Creative, cultural industries are fostered and thriving.

Community have access to the arts, and participation in events and festivals is increased.

Strong diverse local cultures are supported.

How will we get there?

3.1 Using community art and cultural development practices, our places and spaces reflect the creativity, history and identity of our people.

3.2 We encourage innovation and creativity.

3.3 Museums and galleries are promoted as part of the cultural landscape.

3.4 We work in partnership to reduce inequity and build on opportunities to strengthen vulnerable communities.

3.5 Provide communities with access to quality local spaces and places to meet, share and celebrate.

3.6 Enable signature events and festivals where communities and visitors can gather and celebrate.



Goal 3 | Wollongong is a creative, vibrant city

Cultural Services

Responsibility Manager Community, Cultural and Economic Development

Why

Our community want to support and advocate for creative practitioners in Wollongong. They want access to a variety of high quality public places and opportunities for learning and cultural activities.

What

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

Delivery Stream

- Cultural Development
- Public Art
- Wollongong Art Gallery
- Illawarra Performing Arts Centre (IPAC)
- Wollongong Town Hall

2032 Community Strategic Plan



United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$140

Expense \$(7,897)

Net \$(7,757)

How

Advocate the development of creative industries and provide support to this sector within the delivery of the Cultural Plan - Creative Wollongong 2019-2024.

Participate in strategic planning for Wollongong heritage collections.

Delivery of community cultural development programs, education, exhibitions, forums and cultural information dissemination.

Manage and implement the annual cultural grants program for individuals and organisations.

Manage the Creative Wollongong Studio's, providing workspaces for Wollongong based artists, alongside programming opportunities in the nearby Arts Precinct that supports revitalisation and employment for artists.

Facilitate and support community arts festivals and activations which provide opportunities for local creatives, performers and community groups to showcase their skills and for Wollongong to celebrate its unique culture.

Implement strategies from Creative Wollongong 2019-2024 and Animating Wollongong Public Art Strategy 2022-2032.

Facilitate the Lower Town Hall as a creative space.

Cultural Services

Actions	Operational Plan 2022 2023	Operational Plan 2023 2024	Operational Plan 2024 2025	Operational Plan 2025 2026	CSP Ref:	Delivery Stream
Develop a new Cultural Plan		✓	✓		3.1	Cultural Development
Deliver key strategies from Creative Wollongong Implementation Plan 2019-2024	✓	✓			3.2	Cultural Development
Deliver annual community cultural development festival	✓	✓	✓	✓	3.1	Cultural Development
Implement priorities from Framing our Future: Wollongong Art Gallery Strategic Plan 2020-2025	✓	✓	✓	✓	3.3	Wollongong Art Gallery
Implement the 'Animating Wollongong: Public Art Strategy 2022-2032'		✓	✓	✓	3.3	Wollongong Art Gallery

Supporting Documents

Creative Wollongong Implementation Plan 2019-2024
 Disability Inclusion Action Plan 2020-2025
 Economic Development Strategy 2019-2029
 Framing Our Future: Wollongong Art Gallery Strategic Plan 2020-2025
 Animating Wollongong Public Art Strategy 2022-2032

Goal 3 | Wollongong is a creative, vibrant city

Engagement, Communications & Events

Responsibility Manager Community, Cultural and Economic Development

Why

Our community want to have access to information and opportunities to inform decision making. They wish to participate in civic events and have access to events and festivals where communities and visitors can gather together and celebrate.

What

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

Delivery Stream

- Community Engagement
- Events Coordination
- Communications
- Marketing, Sign Shop and Printing
- Corporate Relations

2032 Community Strategic Plan



United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$154

Expense \$(3,157)

Net \$(3,003)

How

Promote and grow use of online engagement tools to connect and gather feedback from the community.

Implementation of Community Engagement Policy and Framework and targeted engagement plans.

Develop and deliver a more integrated approach to marketing.

Support the workforce in producing Plain English and Accessible English communications.

Management of Council's online profile, including Council's website, and social media channels.

Continue to streamline processes and optimise efficiencies in the design, printery and sign shop areas.

Deliver major community celebrations including New Year's Eve and Australia Day and Civic Receptions.

Support local, major and international events within the region to benefit the community and showcase the Wollongong Local Government Area (LGA).

Coordinate the Community Grants and Financial Assistance Policy.

Contribute to The Salvation Army, Southern Stars and Wollongong Eisteddfod.

Provide an Events Concierge Service to event holders looking to deliver major events across the LGA.

Deliver Council's annual community events program.

Provide transparent, timely, effective media and communications and promote Council's services and activities to our community.

Engagement, Communications & Events

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Deliver a diverse range of community engagement opportunities to receive feedback and guide Council's services	✓		✓		✓		4.1	Community Engagement
Engage with the local community regarding the Illawarra Escarpment Mountain Bike Strategy	✓		✓				4.1	Community Engagement
Host six major events reflecting priority sectors and contribute to the acquisition and management of signature events	✓		✓		✓		3.6	Events Coordination
In conjunction with the Local Organising Committee, prepare for and support the delivery of the 2022 UCI Road World Championships - September 2022	✓						2.7	Events Coordination
Develop and deliver an organisational Brand Strategy	✓		✓				4.1	Communications
Deliver civic activities which recognise and celebrate the city's people	✓		✓		✓		3.6	Corporate Relations

Supporting Documents

Destination Wollongong Major Events Strategy 2021-2026
Community Engagement Policy and Framework
Creative Wollongong Implementation Plan 2019-2024
Economic Development Strategy 2019-2029
Disability Inclusion Action plan 2020-2025

Goal 3 | Wollongong is a creative, vibrant city

Measuring Success

Cultural Services

Measures	Target/Desired Trend
Number of Wollongong Art Gallery partnership projects engaging with First Nations and CALD communities	2 per annum
Provision of subsidised artist studio space: <ul style="list-style-type: none"> Number of opportunities accessed 	6 per annum
Proportion of residents using: <ul style="list-style-type: none"> Wollongong Art Gallery Illawarra Performing Arts Centre and Town Hall 	Increase Increase
Proportion of residents satisfied with: <ul style="list-style-type: none"> Wollongong Art Gallery Illawarra Performing Arts Centre and Town Hall 	At least 3.75 on a scale of 5.00 At least 3.75 on a scale of 5.00

Engagement, Communications & Events

Measures	Target/Desired Trend
Followers, reach and engagement across Council's social media channels	Increase
Proportion of residents satisfied with effectiveness in informing the community about its services, facilities and overall achievements	Increase
Participation rate in Council community engagement activities	Increase



Image: Full Set Festival, Globe Lane Wollongong



Image: King George V Oval, Port Kembla



Our Wollongong Our Future 2032 Community Strategic Plan

Goal 4 | We are a connected and engaged community

Objectives

Residents have easy and equitable access to information and play an active role in the decisions that affect our city.

There is greater awareness and understanding of Local Aboriginal and Torres Strait Islander culture, heritage and histories.

Our council is accountable, financially sustainable and has the trust of the community.

How will we get there?

4.1 Provide our community with equitable access to information and opportunities to inform decision-making.

4.2 Improve digital access and participation across all communities

4.3 Partner with First Nations People and Culturally and Linguistically Diverse communities on programs and projects.

4.4 Build awareness and understanding of Local Aboriginal and Torres Strait Islander culture, heritage and histories.

4.5 Our community strives for social harmony and values and respects differences.

4.6 Support and strengthen the local community services sector.

4.7 Demonstrate responsible decision-making based on our values, collaboration, and transparent and accountable leadership.

4.8 Council's resources are managed effectively to ensure long term financial sustainability.

4.9 Excellent customer service is core business.

4.10 Wollongong's role as a Learning City is supported by lifelong learning initiatives.

4.11 Quality services, libraries and facilities are available to communities to access and gather.

4.12 Technology is used to enhance urban planning and service provision for our community.



Goal 4 | We are a connected and engaged community

Aged and Disability Services

Responsibility Manager *Library and Community Services*

Why

Our community want us to work in partnership with other organisations to strengthen our vulnerable communities, to provide support, programs and transport options for older people, people with disability and their carers.

What

Build the capacity of older people and people with disability to participate fully in community life.

Enhance access to services for frail, older people and people with disability and their carers to enable them to continue to live independently in the community.

Delivery Stream

- Community Transport
- Social Support Programs

2032 Community Strategic Plan

We have affordable and accessible transport

Wollongong is a creative, vibrant city

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$3,439

Expense \$(3,456)

Net \$(17)

How

Provide services for older people, people with disability and their carers, to support them to maintain quality of life and continue to live independently in the community.

Direct provision of Community Transport Services to people aged over 65 years, or who are transport disadvantaged to maintain access to essential services and participation in community life.

Deliver Social Support Services, including respite, home maintenance, group and individual support programs.

Home maintenance and respite services to older people, and their carers.

Aged and Disability Services

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Deliver the Community Transport Services Program across the Wollongong and Shellharbour Local Government Areas	✓		✓				6.8	Community Transport
Develop and deliver a marketing strategy for community transport	✓		✓				6.8	Community Transport
Investigate options for alternative service delivery models for Community Transport, in response to Commonwealth and NSW Government policy	✓		✓				6.8	Community Transport
Support the delivery of programs providing social connection for frail aged people and their carers	✓						3.5	Social Support Programs

Supporting Documents

Disability Inclusion Action Plan 2020-2025

Goal 4 | We are a connected and engaged community

Community Programs

Responsibility Manager Community, Cultural and Economic Development

Why

Our community have told us they want a safe community that values and respects differences and works in partnership to build and strengthen vulnerable communities. Our community want to build awareness and understanding of local Aboriginal and Torres Strait Islander culture, heritage and histories. Local groups and communities are supported by programs, events and festivals to celebrate cultural traditions and contemporary practices.

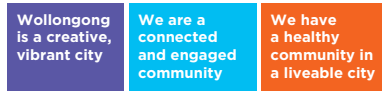
What

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

Delivery Stream

- Community Development
- Social Planning
- Community Safety and Graffiti Prevention
- Volunteering Illawarra

2032 Community Strategic Plan



United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$134
Expense \$(2,057)
Net \$(1,923)

How

Plan and deliver community development and placemaking initiatives related to relevant target groups and communities.

Involve children in Council's planning and decision-making processes.

Deliver Language Services (Interpreter service and Language Aides).

Coordination of corporate volunteering initiatives.

Deliver projects and activities which aim to reduce crime and increase the perception of safety in the community (Graffiti removal).

In partnership with local Aboriginal organisations deliver community development activities to foster reconciliation, social inclusion and celebrate the contribution of Aboriginal people to the city.

Provide internal advice on access, planning and community safety.

Resource and support organisations within the sector to deliver high quality services to the community.

Explore opportunities to work in partnership with other relevant agencies that provide services for the homeless.

Advocate for accessible and appropriate medical services are available to the community.

Community Programs

Actions	Operational Plan 2022 2023	Operational Plan 2023 2024	Operational Plan 2024 2025	Operational Plan 2025 2026	CSP Ref:	Delivery Stream
Deliver a range of community development activities and programs that focus on diversity, access, inclusion, and capacity building	✓	✓	✓	✓	4.5	Community Development
Deliver the Reconciliation Action Plan 2021-2023	✓	✓			4.4	Community Development
Deliver the Community Safety Action Plan 2021-2025	✓	✓	✓		5.11	Community Safety and Graffiti Prevention
Deliver the Disability Inclusion Action Plan 2020-2025	✓	✓	✓	✓	4.5	Community Development
Initiate opportunities and projects to support the community specifically in response to COVID-19 pandemic	✓				3.5	Community Development
Implement the Child Safe Implementation Plan	✓	✓	✓	✓	4.10	Community Development
Provide support and participate in the Illawarra Domestic and Family Violence Trauma Recovery Centre Consultative Working Group	✓	✓	✓	✓	4.6	Community Development
Deliver Round 3 of the Commonwealth Funded Affordable Housing Grant Program	✓	✓			5.8	Community Development

Community Programs

Actions	Operational Plan	Operational Plan	Operational Plan	Operational Plan	CSP Ref:	Delivery Stream
	2022 2023	2023 2024	2024 2025	2025 2026		
Deliver the Safer Cities: Her Way Wollongong Initiative, in partnership with the community		✓	✓		5.8	Community Development
In partnership with South32 develop a plan that reflects the values and aspirations of the Mt Kembla and Kembla Heights stakeholders		✓	✓		5.8	Community Development

Supporting Documents

Community Safety Action Plan 2021-2025
 Disability Inclusion Action Plan 2020-2025
 Reconciliation Action Plan 2021-2023
 Child Safe Implementation Plan
 Wollongong Housing Strategy 2023



Image: Accessible access at Thirroul shared pathway

Goal 4 | We are a connected and engaged community

Corporate Strategy

Responsibility *Chief Financial Officer*

Why

To work with Council to prepare long term strategies and plans to achieve the community's vision as outlined in the Community Strategic Plan.

What

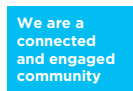
Corporate Strategy monitors and reports on progress to our community, coordinates research and performance measurement and carries out strategic and business improvement projects.

Delivery Stream

- Organisational Planning
- Business Improvement

2032 Community Strategic Plan

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$-
Expense \$(1,330)
Net \$(1,330)

How

Coordinate Council's Integrated Planning and Reporting including the development of the ten year Community Strategic Plan, Council's four year Delivery Program and Operational Plan.

Prepare reports to the community on Council's progress towards the Community Strategic Plan and Delivery Program.

Coordinate organisational research to support decision making and service delivery to the community.

Coordinate an organisational approach to developing Supporting Documents (strategies and plans) that are integrated into the Delivery Program process.

Carry out Service Reviews on an ongoing basis to improve customer service and optimise service delivery.

Provide strategic analysis and project management support as required.

Coordinate and report on Council's key performance measures.

Undertake the Wollongong Community Survey and Wollongong Wellbeing Survey.

Coordinate major corporate projects.

Corporate Strategy

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Develop a Service Review methodology	✓						4.8	Business Improvement
Coordinate Council's Service Optimisation Program			✓		✓		4.8	Business Improvement
Coordinate the preparation and review of Council's Operational Plan	✓		✓		✓		4.1	Corporate Planning
Facilitate the review of the Community Strategic Plan and Council's Delivery Program.					✓		4.1	Corporate Planning

Supporting Documents

Our Wollongong Our Future 2032 Community Strategic Plan
 Our Resourcing Strategy 2032
 Delivery Program 2022-2026

Goal 4 | We are a connected and engaged community

Integrated Customer Service

Responsibility Manager Governance and Customer Service

Why

Excellent customer service is core business from development enquiries to feedback on projects or interactions. Provide our community with equitable access to information and opportunities to inform decision making.

What

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

Delivery Stream

- Customer Service Delivery

2032 Community Strategic Plan

We are a
connected
and engaged
community

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$-

Expense \$(3,201)

Net \$(3,201)

How

Initial contact management for face to face, online and telephone enquiries.

Provision of information and logging of more complicated enquiries to be appropriately addressed in a timely manner.

Respond and resolve customer complaints in a timely manner.

Development and support of customer service request system.

Development and support of Council's Knowledge Base.

Integrated Customer Service

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Review and enhance Council's customer service and engagement channels with a focus on inclusion and participation	✓		✓		✓		4.2	Customer Service Delivery
Identify and implement customer service improvement opportunities	✓		✓		✓		4.9	Customer Service Delivery
Upgrade Customer Contact Centre System	✓		✓				4.1	Customer Service Delivery

Supporting Documents

Not applicable to this Service

Goal 4 | We are a connected and engaged community

Libraries

Responsibility Manager *Library and Community Services*

Why

Quality services, libraries and facilities are available to communities to access and gather information and connect through programs.

What

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

Delivery Stream

- Library Services

2032 Community Strategic Plan

We are a
connected
and engaged
community

Wollongong
is a creative,
vibrant city

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$730

Expense \$(12,828)

Net \$(12,098)

How

Library services to meet the information, recreation, literacy and participation needs of the community by offering accessible print, movies, music and games, and a range of downloadable media services.

Develop and deliver diverse Local Studies Library projects contributing to the preservation and continued relevance of local history and community stories.

Deliver programs, events and activities building community connections, engagement and inclusion.

Provide safe and welcoming spaces for people to meet, connect, study and participate in community life.

Deliver Home Library services to people unable to access their local libraries.

Deliver programs and activities to facilitate learning by community members: Storytime, Born to Read; History Week workshops; Book Clubs, Author talks, craft groups, and a makerspace.

Foster the development of Wollongong as a United Nations Educational, Scientific and Cultural Organization Learning City.

Deliver learning programs for employment, digital inclusion, innovation and creativity from 'The Lab' digital learning space

Investigate opportunities to enhance library hours.

Investigate and deploy enhancements to Wollongong City Libraries' digital services, and technologies.

Collect, analyse and review customer feedback to continually improve the Wollongong City Libraries customer experience.

Libraries

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Implement the Wollongong Learning City Project based on the United Nations Educational, Scientific and Cultural Organization framework and principles	✓		✓		✓		4.10	Library Services
Deliver customer-driven, evolving library collections	✓		✓		✓		4.11	Library Services
Deliver the Comic Gong Festival	✓		✓		✓		3.5	Library Services
Deliver library programs that recognise, reflect and celebrate the cultural diversity of our community	✓		✓		✓		4.5	Library Services
Deliver tailored library programs to facilitate access and participation of people with disability	✓		✓		✓		4.11	Library Services
Review and deliver the Wollongong City Libraries Marketing Strategy	✓						4.11	Library Services

Libraries

Actions	Operational Plan 2022 2023	Operational Plan 2023 2024	Operational Plan 2024 2025	Operational Plan 2025 2026	CSP Ref:	Delivery Stream
Implement a customer voting system for new titles to be added to the library catalogue		✓			4.11	Library Services

Supporting Documents

Wollongong City Libraries Strategy: 2017-2022
 Wollongong City Libraries Collection Development Plan



Image: Kids enjoying reading at Corrimal Library

Goal 4 | We are a connected and engaged community

Property Services

Responsibility Manager Property and Recreation

Why

Council's property portfolio, including Crown Lands, is well managed and supports the delivery of services and business.

What

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

Delivery Stream

- Leasing and Licenses
- Property Sales and Development

2032 Community Strategic Plan

We are a
connected
and engaged
community

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$6,390
Expense \$(4,922)
Net \$1,468

How

Manage Council's commercial property portfolio including purchases, sales and leasing.

Achieve market return on commercial leases.

Facilitate the management of easements and other encumbrances on Council lands.

Facilitate the strategic acquisition of property on behalf of Council.

Manage the statutory requirements of Council's property portfolio for Community Lands and management of Crown Lands held under trust.

Identify property-based investment opportunities.

Finalise Land Title requirements for the transfer of private land occupied by Russell Vale Golf Course.

Review, update and deliver the Property Strategy.

Continue to undertake Council's surplus land review.

Manage the landowner's consent process throughout Council as a central point of contact for customers.

Property Services

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Identify and implement business improvement initiatives to enhance commercial returns on Council's property portfolio			✓		✓		4.8	Property Sales and Development

Supporting Documents

Plans of Management
 Places for People: Wollongong Social Infrastructure Planning Framework 2018 – 2028
 Property Strategy
 Commercial Property Strategy
 Inner City Parking Strategy 2010-2026
 Climate Change Adaptation Plan 2020-2022
 Coastal Zone Management Plan 2017

Goal 4 | We are a connected and engaged community

Youth Services

Responsibility Manager Community, Cultural and Economic Development

Why

Our community values and respects young people and provides opportunities for learning, support, social connections, and community engagement.

What

Youth Services provides a program of recreation, cultural and education activities to meet the needs of young people aged 12 - 24 at Wollongong Youth Centre and across the Wollongong Local Government Area.

Council funds the Neighbourhood Youth Work Program (NYWP) in three areas (Port Kembla, Berkeley and Dapto and surrounds) to support the needs of young people in the community.

Delivery Stream

- Neighbourhood Youth Work Program
- Wollongong Youth Services

2032 Community Strategic Plan

We are a
connected
and engaged
community

We have
a healthy
community in
a liveable city

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$43

Expense \$(1,407)

Net \$(1,364)

How

Provide information and referrals for target groups.

Involve young people in Council planning and decision-making processes.

Carry out programs that build social connections and inclusion, community engagement, information and referrals.

Advocate for the needs of young people and showcase the positive contribution they make to our community.

Coordinate, monitor and evaluate the Neighbourhood Youth Work Program.

Provide sector support including coordination of the Wollongong Youth Network.

Manage the operation of Wollongong Youth Centre.

Youth Services

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Provide opportunities for young people to develop skills, experience and exposure in creative industries	✓		✓		✓		5.4	Wollongong Youth Services
Deliver a range of youth development opportunities with a focus on engagement, inclusion, skill development, sector development and support.	✓		✓		✓		4.5	Wollongong Youth Services

Supporting Documents

Not applicable to this Service

Goal 4 | We are a connected and engaged community

Measuring Success

Aged and Disability Services

Measures	Target/Desired Trend
Number of people over 65 using community transport	Increase
Number of hours of social support provided to people aged over 65	Maintain
Proportion of residents satisfied with: <ul style="list-style-type: none"> • Services for older people • Services for people with disability 	At least 3.75 on a scale of 5.00 At least 3.75 on a scale of 5.00

Community Programs

Measures	Target/Desired Trend
Proportion of residents satisfied with: <ul style="list-style-type: none"> • Children's services • Inclusive services • Graffiti prevention and removal 	At least 3.75 on a scale of 5.00 At least 3.75 on a scale of 5.00 At least 3.75 on a scale of 5.00

Integrated Customer Service

Measures	Target/Desired Trend
Telephone calls answered within 30 seconds	80%
Percent of customer requests responded to within 10 days	90%
Proportion of residents satisfied with customer service centre	At least 3.75 on a scale of 5.00

Libraries

Measures	Target/Desired Trend
Usage of library services: <ul style="list-style-type: none"> • visitation • membership • loans - physical and digital 	Increase Increase Increase
Participation in library learning programs: <ul style="list-style-type: none"> • number of programs • number of program participants 	Increase Increase
Proportion of residents satisfied with: <ul style="list-style-type: none"> • libraries • library services 	At least 3.75 on a scale of 5.00 At least 3.75 on a scale of 5.00

Goal 4 | We are a connected and engaged community

Measuring Success

Property Services

Measure	Target/Desired Trend
Occupancy rate of commercial buildings	95%

Youth Services

Measure	Target/Desired Trend
Participation in programs and activities delivered to young people	At least 24,000 per annum





Image: King George V Oval playground, Port Kembla



Our Wollongong Our Future 2032 Community Strategic Plan

Goal 5 | We have a healthy community in a liveable city

Objectives

There is an increase in the physical and mental health and wellbeing of our community.

Our community participation in recreation and lifestyle activities increases.

Residents have improved access to a range of affordable housing options.

Suburbs and places are liveable and safe.

How will we get there?

5.1 Accessible and appropriate medical services are available to the community.

5.2 Urban areas are created and maintained to provide a healthy and safe living environment for our community.

5.3 Work towards enabling all people in our community to have access to safe, nutritious, affordable and sustainably produced food.

5.4 Provide a variety of quality and accessible public places and

opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.

5.5 Provide safe, well-maintained and accessible beaches and aquatic recreation facilities.

5.6 Healthy, active ageing programs are provided and promoted in partnership with government agencies and community organisations.

5.7 Provide an appropriate range of active and passive open spaces and facilities to cater for traditional and emerging recreational pursuits.

5.8 Housing choice in the Wollongong Local Government Area is improved, considering population growth, community needs and affordability.

5.9 Integrated services are provided to residents in need of urgent shelter.

5.10 Partnerships continue to strengthen and achieve a safe, accessible and resilient community.

5.11 Local crime continues to be prevented and levels of crime reduced.

5.12 Plan and deliver an accessible, safe, clean and inviting public domain.



Goal 5 | We have a healthy community in a liveable city

Aquatic Services

Responsibility Manager Property and Recreation

Why

Our community wants a variety of quality, safe, well maintained and accessible beaches and aquatic recreation facilities.

What

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

Delivery Stream

- Community Pools
- Commercial Heated Pools
- Lifeguard Services
- Ocean Rock Pools

2032 Community Strategic Plan

United Nations Sustainable Development Goals

We have a healthy community in a liveable city

We are a connected and engaged community



Finances (000'S)

Revenue \$1,465

Expense \$(16,614)

Net \$(15,148)

How

Provide affordable and equitable access to beach and pool recreational services for the Wollongong community.

Operational management at Council's 17 patrolled beaches throughout the Wollongong Local Government Area.

Work with volunteers and contractors to provide services including surf lifesaving, surfing tuition, swim training, and learn to swim programs.

Monitor and implement appropriate responses to ensure improved mobility, surveillance, surf education and emergency response.

Monitor and respond to the demands on our foreshore areas, including lifeguarding services, garbage, littering and waste collection.

Operate and maintain two heated swimming pools at Dapto and Corrimal and six free public swimming pools located at Helensburgh, Thirroul, Western Suburbs (Unanderra), Continental Baths (Wollongong), Port Kembla and Berkeley.

Maintain nine ocean rock pools situated at Coalcliff, Wombarra, Coledale, Austinmer, Bulli, Woonona, Bellambi, Towradgi and Wollongong Gentleman's pool.

Deliver Water Safety Education Programs to schools, TAFE and University of Wollongong students and coordinate a range of education programs to enhance safe community access to beaches.

Implement program opportunities and innovative activity options to encourage healthy living, enhance user experience and increase patronage and new revenue streams at our supervised public swimming pools.

How

Maintain key statistics on beach usage, incidents and preventative actions based on year-on-year comparisons and manage service levels accordingly.

Implement a program to maintain and enhance pool amenities, consistent with good design principles.

Implement funded actions from The Future of Our Pools Strategy 2014-2024 including facility upgrades

Implement funded actions from the Beach and Foreshore Access Strategy 2019-2032.

Explore and deploy Smart Technology options to better obtain and utilise attendance and event data to inform Lifeguard services provision.

Aquatic Services

Actions	Operational Plan 2022 2023	Operational Plan 2023 2024	Operational Plan 2024 2025	Operational Plan 2025 2026	CSP Ref:	Delivery Stream
Plan, design and complete the renewal of the downstairs Lifesaving building of North Wollongong Surf Life Saving Club	✓				5.4	Lifeguard Services
Work with the North Wollongong Surf Life Saving Club to explore storage options	✓	✓			5.12	Lifeguard Services
Plan, design and undertake renewal works at Council's Community, Commercial Pools and Ocean Rock Pools in accordance with the Infrastructure Delivery Program	✓	✓	✓	✓	5.7	Community Pools / Ocean Rock Pools
Progress concept plans, investigations, and detailed designs for a Community Recreation & Aquatic Centre in Cleveland to service the Southern Suburbs	✓	✓	✓	✓	5.4	Leisure Centres
Design and implement Stage 1 of the North Wollongong Beach Seawall Renewal	✓	✓			5.4	Infrastructure Strategic Planning
Design Stage 2 of the North Wollongong Beach Seawall Renewal		✓	✓		5.4	Infrastructure Strategic Planning

Supporting Documents

Places for People Wollongong Social Infrastructure Planning Framework 2018 - 2028

Asset Management Plans

The Future of Our Pools Strategy 2014 - 2024

Beach and Foreshore Access Strategy 2018 - 2028

Climate Change Adaptation Plan 2022

Coastal Zone Management Program 2017

Goal 5 | We have a healthy community in a liveable city

Botanic Garden and Annexes

Responsibility Manager Open Space and Environmental Services

Why

Our community want to see a variety of quality and accessible public places for sport, play, leisure, recreation, learning and cultural activities in the community.

What

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

Delivery Stream

- Botanic Garden and Annexes
- Nursery
- Discovery Centre
- Gleniffer Brae

2032 Community Strategic Plan

We have
a healthy
community in
a liveable city

We value and
protect our
environment

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$311

Expense \$(4,178)

Net \$(3,866)

How

Develop, interpret and maintain the botanic collection.

Provide environmental sustainability education programs.

Produce and distribute local native plants through the Bushcare, Dunecare, Urban Greening and Greenplan programs.

Manage Botanic Garden events.

Provide conservation programs and support Botanic Garden partnerships, including the Friends of the Botanic Garden.

Botanic Garden and Annexes

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream	
	2022	2023	2023	2024	2024	2025			2025
Manage the Mt Keira Summit Park in accordance with the Plan of Management	✓		✓		✓		✓	5.12	Botanic Garden and Annexes
Enhance Botanic Garden visitor experience with programs, interpretation, education, events and priority actions from the Masterplan	✓		✓		✓		✓	5.4	Botanic Garden and Annexes
Finalise the review of the Botanic Garden Plan of Management, including future uses of Gleniffer Brae	✓		✓					5.4	Botanic Garden and Annexes
Implement priority actions from the Botanic Garden Masterplan	✓		✓		✓		✓	5.4	Botanic Garden and Annexes
Deliver priority actions from the Urban Greening Program	✓		✓		✓		✓	1.1	Nursery

Supporting Documents

Botanic Garden Plan of Management
Wollongong Local Environmental Plan 2009
Illawarra Biodiversity Strategy
Mt Keira Summit Park Plan of Management
Sustainable Wollongong 2030: A Climate Healthy City Strategy
Urban Greening Strategy 2017-2037

Goal 5 | We have a healthy community in a liveable city

Community Facilities

Responsibility Manager Library and Community Services

Why

Our community want to have a variety of safe, accessible and quality community facilities to meet, share and celebrate.

What

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

Delivery Stream

- Community Facilities

2032 Community Strategic Plan



United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$1,234

Expense \$(6,571)

Net \$(5,337)

How

Provision of quality, accessible and affordable community facilities and day to day management of Council run facilities.

The service also manages a number of 'direct-run' Council facilities, supporting community development and enabling community groups to develop and deliver community services.

The service includes long-term social infrastructure planning and managing a range of functions associated with the maintenance, design, replacement or refurbishment of new and existing community facilities.

Manage Licence Agreements, licensee relationships and the sustainability of licensing arrangements.

Support community groups and community members who access Council's community facilities to learn, create, celebrate and connect.

Provide affordable, accessible venues for small, start-up enterprises to deliver services, recreational activities and programs.

Provide support for not-for-profit groups via provision of affordable access to community assets.

Maintain, improve and reinvest in community facilities to better meet the needs of community groups, including compliance and improved sustainability.

Deliver community facility upgrades at Balgownie Village Community Centre, Dapto Ribbonwood Centre, Figtree Community Hall, Otford Community Centre and Port Kembla Community Centre Hall.

Community Facilities

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream	
	2022	2023	2023	2024	2024	2025			2025
Develop and deploy 'Places for People' Forward Directions Plan 2022-2036 (Implementation Plan)	✓		✓		✓		✓	5.12	Community Facilities
Plan for a new Community Centre and Library at Warrawang to serve Wollongong's southern suburbs	✓		✓		✓		✓	4.11	Community Facilities
Plan for a new Community Centre and Library to meet the needs of the community in Helensburgh and surrounding suburbs	✓		✓		✓		✓	4.11	Community Facilities
Complete Social Infrastructure Feasibility Studies at Bong Bong Road, Yallah/Marshall Mount and Figtree	✓		✓					5.2	Community Facilities
Progress planning and construction of Wongawilli Hall extension and refurbishment	✓		✓		✓			5.4	Community Facilities
Complete Community Needs Analysis for City Centre Social Infrastructure	✓							5.4	Community Facilities
Complete Community Needs Analysis for social, cultural and recreational infrastructure for emerging West Dapto communities	✓							5.2	West Dapto Planning

Supporting Documents

Places for People Wollongong Social Infrastructure Planning Framework: 2018-2028
Asset Management Plans
Wollongong City Libraries Strategy 2017-2022
Coastal Zone Management Plan 2017
Climate Change Adaptation Plan 2022

Goal 5 | We have a healthy community in a liveable city

Leisure Centres

Responsibility Manager Property and Recreation

Why

Provide quality and accessible leisure facilities for sport, play, leisure and recreation that contributes to the health and wellbeing of our community.

What

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

Delivery Stream

- Leisure Centres

2032 Community Strategic Plan

We have a healthy community in a liveable city

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$3,287

Expense \$(4,501)

Net \$(1,214)

How

Provide affordable and equitable access to health and leisure facilities for the Wollongong community.

Provision of Learn to Swim Programs.

Operate efficient, well managed businesses providing a return to Council at Beaton Park and Lakeside Leisure Centres which provide a range of health and fitness opportunities to the community.

Pursue key actions outlined in the updated Sportsground & Sporting Facilities Strategy.

Provide a variety of affordable senior programs at the Leisure Centres.

Increase utilisation of Council's recreation and leisure assets.

Continue to implement and review the Beaton Park Regional Precinct Masterplan.

Leisure Centres

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Deliver the renewal and relocation of Beaton Park Tennis Courts in accordance with the Beaton Park Masterplan	✓		✓				5.4	Leisure Centres

Supporting Documents

Beaton Park Regional Precinct Masterplan 2018 - 2038
 Beaton Park Plan of Management

Goal 5 | We have a healthy community in a liveable city

Memorial Gardens and Cemeteries

Responsibility Manager Property and Recreation

Why

To operate an efficient, well managed commercial business that meets the needs of the community.

What

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

Delivery Stream

- Wollongong Memorial Gardens and Cemeteries

2032 Community Strategic Plan

United Nations Sustainable Development Goals

We have
a healthy
community in
a liveable city



Finances (000'S)

Revenue \$2,061

Expense \$(2,670)

Net \$(609)

How

To provide excellent, efficient and respectful service to customers through the provision of memorial and burial options.

The provision of funeral service facilities, burial and memorial sites.

Maintenance of the Memorial Gardens and cemeteries.

Operate an efficient, well managed competitive business that meets the needs of the community.

Memorial Gardens and Cemeteries

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Manage Council's commercial businesses to optimise service delivery at Wollongong Memorial Gardens and cemeteries	✓		✓		✓		5.4	Wollongong Memorial Gardens and Cemeteries

Supporting Documents

Memorial Gardens Masterplan

Goal 5 | We have a healthy community in a liveable city

Parks and Sports Fields

Responsibility Manager Property and Recreation

Why

Our community have asked for a variety of quality and accessible public places and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.

What

This service operates 493 parks, 65 sports fields, 220 playing fields, 7 outdoor fitness stations, 9 turf wickets and 154 playgrounds across the Wollongong Local Government Area and includes Russell Vale Golf Course. Provision of passive access to community parks and playgrounds, and affordable and equitable access to sports fields and facilities. Twenty two sports fields are licensed by volunteer or semi-professional sporting clubs.

Delivery Stream

- Parks
- Playgrounds
- Sports fields
- Russell Vale Golf Course

2032 Community Strategic Plan

We have a healthy community in a liveable city

Wollongong is a creative, vibrant city

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$1,279

Expense \$(24,660)

Net \$(23,381)

How

Service planning for the creation of enhanced public amenity and recreational opportunities.

Facilitation of casual hire and bookings of parks and sports fields.

Develop, implement and review policies aligned to public open space, playgrounds and sports fields.

Provision of safe playground equipment in appropriate locations based on equity and inclusion.

The Russell Vale Golf course includes maintenance and operation of the 18 hole public golf course.

Coordinate the Sports Grants Program with the Sports and Facilities Reference Group.

Support development of local athletes by Funding Agreements with the Illawarra Academy of Sport.

Involve children in the design of public art features within key regional play space renewals.

Undertake high priority works, as per Council's adopted Landscape Masterplans to strengthen connections and support people movements.

Implement the adopted masterplans including Figtree Oval Recreational Masterplan 2016-2029, King George V Oval, Port Kembla, and Cringila Hills Recreation Masterplan.

Develop and implement the Landscape Masterplan for Stuart and Galvin Parks, North Wollongong.

Progress the staged realignment of the outdoor netball courts at Fred Finch Park, Berkeley.

Implement recommendations of the Public Toilets Strategy 2019-2029 to improve accessibility.

Collaborate with Destination Wollongong to encourage local sporting associations to host and facilitate events.

Develop and implement the Sportsgrounds and Sporting Facilities Strategy 2022-2026.

Manage the multi-use criterium cycle track at Lindsay Maynes Park, Unanderra.

Parks and Sports Fields

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Finalise the Bulli Showground Masterplan	✓		✓				5.4	Parks
Preparation of the Bellambi Foreshore Precinct Plan	✓		✓				5.4	Infrastructure Strategic Planning
Progress the planning and development of a Wollongong City Centre Skate Park	✓		✓		✓		5.7	Parks
Provide in principle support to the Illawarra United Stingrays in their planning for a home ground location	✓		✓		✓		5.4	Sportsfields
Collaborate with Destination Wollongong and the Australian Baseball League to establish Wollongong as a home base location for a National Baseball League team	✓		✓		✓		5.4	Sportsfields
Implement Landscape Masterplan recommendations for Hill 60 Reserve, Port Kembla	✓		✓		✓		5.4	Parks

Parks and Sports Fields

Actions	Operational Plan 2022 2023	Operational Plan 2023 2024	Operational Plan 2024 2025	Operational Plan 2025 2026	CSP Ref:	Delivery Stream
Progress the planning and development of a Northern Suburbs Skate Park		✓	✓		5.7	Parks
Deliver funded sportsfield irrigation and drainage infrastructure projects	✓	✓			5.7	Sportsfields
Deliver amenities upgrades at Figtree Oval and Thomas Gibson Park, Thirroul		✓	✓		5.7	Sportsfields

Supporting Documents

Places for People: Wollongong Social Infrastructure Planning Framework 2018-2028
 Current and future Sportsgrounds and Sporting Facilities Strategy
 Play Wollongong Strategy 2014-2024
 Figtree Oval Recreational Master Plan 2016-2029
 King George V Oval Port Kembla Masterplan
 Hill 60 Reserve, Port Kembla Masterplan
 Cringila Hills Recreation Park Masterplan
 Wollongong Cycling Strategy 2030
 Sustainable Wollongong 2030 - A Climate Healthy City Strategy
 Climate Change Mitigation and Adaptation Plans
 Coastal Zone Management Plan 2017



Goal 5 | We have a healthy community in a liveable city

Public Health and Safety

Responsibility Manager Regulation and Enforcement

Why

Public health is important to our community, and Council has a role in community education, monitoring and compliance of public health matters.

What

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

Development of environmental and public health policies, community education programs and customer information.

Delivery Stream

- Inspections, Education and Registrations

2032 Community Strategic Plan

We have a healthy community in a liveable city

We have affordable and accessible transport

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$567

Expense \$(1,277)

Net \$(710)

How

Undertake Council's regulatory role in relation to public and environmental health.

Monitor and inspect food premises, boarding houses, sex industry premises, ear and body piercing premises, hairdressers, beauty salons and tattooists.

Review all submitted Legionella Premises Audits for compliance and follow up on all air conditioning systems with overdue Certificates/Audits in accordance with the requirements of the Public Health Act 2010.

Assess and determine applications and associated inspections relating to the installation and operation of On-site Sewage Management systems.

Inspect and register places of shared accommodation (boarding houses), private swimming pools, and mortuaries.

Undertake routine parking patrols of school zones to protect the safety of children and community.

Implement a community safety and parking awareness raising programs based on scheduled patrols of schools and identified high risk areas.

Public Health and Safety

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream	
	2022	2023	2023	2024	2024	2025			2025
Inspect all medium and high-risk retail food premises annually	✓		✓		✓		✓	5.3	Inspections, Education and Registrations
Maintain inspection programs for public swimming pools, places of shared accommodation and mortuaries	✓		✓		✓		✓	5.2	Inspections, Education and Registrations

Supporting Documents

Not applicable to this Service

Goal 5 | We have a healthy community in a liveable city

Measuring Success

Aquatic Services

Measures	Target/Desired Trend
Visitation to Council commercial heated pools	At least 180,000 per annum
Proportion of residents satisfied with:	
• Patrolled beaches	At least 3.75 on a scale of 5.00
• Tidal rock pool	At least 3.75 on a scale of 5.00
• Heated pools	At least 3.75 on a scale of 5.00
• Public swimming pools (free)	At least 3.75 on a scale of 5.00

Botanic Garden and Annexes

Measures	Target/Desired Trend
Visitation to Wollongong Botanic Garden	At least 400,000 per annum
Proportion of residents satisfied with Botanic Garden	At least 3.75 on a scale of 5.00

Community Facilities

Measures	Target/Desired Trend
Community centre at Thirroul, Corrimal or Dapto	
a. Hours of use	Increase
b. Visits to centre (number of people)	Increase
Community hall / centre	
a. Hours of use	Increase
b. Visits to centre (number of people)	Increase
Proportion of residents satisfied with:	
• Community centre at Thirroul, Corrimal or Dapto	At least 3.75 on a scale of 5.00
• Community hall/ centre	At least 3.75 on a scale of 5.00

Goal 5 | We have a healthy community in a liveable city

Measuring Success

Leisure Centres

Measure	Target/Desired Trend
Proportion of residents satisfied with leisure centres	At least 3.75 on a scale of 5.00

Parks and Sports Fields

Measures	Target/Desired Trend
Proportion of residents satisfied with:	
• parks, open spaces and sports fields for active sport or recreation activities	At least 3.75 on a scale of 5.00
• parks, open spaces and sports fields for passive recreation purpose	At least 3.75 on a scale of 5.00
• children's playgrounds	At least 3.75 on a scale of 5.00
• hours Council public toilets are open	At least 3.75 on a scale of 5.00
• Russell Vale Golf Course	At least 3.75 on a scale of 5.00





Image: Illawarra Cycle Club, Sea Cliff Bridge



Our Wollongong Our Future 2032 Community Strategic Plan

Goal 6 | We have affordable and accessible transport

Objectives

There is an increase in sustainable transport use including public transport, walking, and cycling.

Transport links and connection to Sydney, the South Coast and Southern Highlands are strengthened.

The community have access to a safe, affordable and reliable transport network.

How will we get there?

6.1 Plan for the delivery of multi-modal public transport together with sustainable transport modes such as the Gong Shuttle, walking and cycling to meet the community's needs.

6.2 Wollongong continues to build infrastructure and programs to fulfill its role as a UCI Bike city.

6.3 Effective and integrated regional transport with a focus on road, bus, rail and freight movement (including the port of Port Kembla).

6.4 Plan and provide sustainable infrastructure for safe and liveable places integrated with the environment and accessible to key transport routes.

6.5 Advocate for strong transport links within the Local Government Area and connections to Sydney, the South Coast, and the Southern Highlands to provide physical and economic opportunities.

6.6 Improve active transport links and connectivity to our unique places and spaces, including marine access along the Local Government Area and accessibility from the Central Business District to the foreshore.

6.7 Maintain the service levels of our roads, footpaths and cycleways to an acceptable standard.

6.8 Community transport options for frail older people, people with disabilities and the transport disadvantaged are actively promoted and available.



Goal 6 | We have affordable and accessible transport

Transport Services

Responsibility Manager Infrastructure Strategy and Planning

Why

Our community wants the Wollongong Local Government Area to have a safe and affordable transport network connecting people to places and spaces in a convenient and timely way.

What

This service provides the delivery, management and advocacy of transport infrastructure. The service aims to provide a transport network that is safe, efficient, equitable, effective and sustainable. The service supports the community through creating the provision of transport access for residential, business, recreation, leisure and tourism activities.

This Service also includes provision of road safety, traffic and integrated transport planning support and advice. Road Safety Education Programs and promotion is a critical activity implemented across all aspects of our transport services.

Delivery Stream

- Road Safety, Traffic and Transport Planning
- Roads and Bridges
- Footpaths, Cycleways and Transport Nodes
- Car Parks and Boat Ramps
- Traffic Facilities including Street Lighting
- Street Sweeping

2032 Community Strategic Plan

We have affordable and accessible transport

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$6,755

Expense \$(51,289)

Net \$(44,534)

How

Planning, delivery and maintenance of Council's transport related assets, including roads and bridges, footpaths and cycleways, retaining walls and traffic facilities, boat ramps and jetties, carparks, metered parking and street-lights.

Advocacy towards local, regional and state transport initiatives.

Work with Transport for NSW on the implementation of the Illawarra Regional Transport Strategy.

Coordination of a local Traffic Committee including regulation of traffic, installation of regulatory signs, approval of new traffic management devices and facilities, constructive collaboration between Council, NSW Police, Transport for New South Wales, State elected member representatives and local bus companies.

Ensure that investments in tourism, recreation and leisure infrastructure are integrated into Council's transport network.

Develop and implement a best-practice transport data collection and evaluation program.

Deliver a rolling program of transport infrastructure condition and compliance inspections.

Work with key agencies and partners to reduce traffic congestion and consider emergency services requirements.

Integrate Movement and Place framework across transport infrastructure and services.

Lead and manage the Walking, Cycling, Access and Mobility Reference Group.

Approval of the National Heavy Vehicle Registry Applications within the Wollongong Local Government Area.

Advocacy towards local, regional and state transport initiatives including the provision of expanded public transport services.

Transport Services

Actions	Operational Plan 2022 2023	Operational Plan 2023 2024	Operational Plan 2024 2025	Operational Plan 2025 2026	CSP Ref:	Delivery Stream
Develop and implement the Integrated Transport Strategy	✓	✓			6.3	Road Safety, Traffic and Transport Planning
Collaborate with the New South Wales Government to fund and deliver the Safe Routes to School Program	✓	✓	✓	✓	6.1	Road Safety, Traffic and Transport Planning
Work with key agencies and partners to progress the Illawarra Regional Transport Plan	✓	✓	✓	✓	6.4	Road Safety, Traffic and Transport Planning
Develop road safety programs, education and promotion of sustainable multi-modal transport options	✓	✓	✓	✓	6.6	Road Safety, Traffic and Transport Planning
Implement actions from the Wollongong Cycling Strategy 2030	✓	✓	✓	✓	6.2	Road Safety, Traffic and Transport Planning
Subject to funding, explore the installation of tactile and braille street signage to support navigation and wayfinding throughout the Wollongong Local Government Area	✓	✓			6.7	Road Safety, Traffic and Transport Planning

Supporting Documents

West Dapto Development Contributions Plan 2020
Town and Village Centre 'Access and Movement Plans'
Wollongong Cycling Strategy 2030
Urban Greening Strategy 2017-2037
City of Wollongong Foreshore Parking Strategy (In Development)
Wollongong City Centre Movement and Place Strategy 2023
Illawarra Regional Transport Plan
Integrated Transport Strategy (In Development)
Coastal Zone Management Plan 2017



Goal 6 | We have affordable and accessible transport

Measuring Success

Transport Services	
Measures	Target/Desired Trend
Proportion of residents satisfied with: <ul style="list-style-type: none"> • maintenance of local roads • maintenance of footpaths, cycle ways and shared use paths • availability of footpaths, cycle ways and shared use paths 	At least 3.75 on a scale of 5.00 At least 3.75 on a scale of 5.00 At least 3.75 on a scale of 5.00





Image: Family at Coniston Village Shops on a shared pathway



Image: Corporate Services, Wollongong City Council



Our Wollongong Our Future 2032 Community Strategic Plan

Support Services

Council's 33 Services form the foundation of the Delivery Program and Operational Plan.

Council's Services are presented under their best fit goal. Five Services form an additional group called Support Services to demonstrate that these Services support the delivery of all goals.

What are the Support Services?

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



Support Services

Employee Services

Responsibility Manager People and Culture

Why

Our workforce is able to support Council's service delivery now and into the future. Our workplace values and respects differences and operates in keeping with Council's values: Integrity; Courage; Respect, Sustainability and One-Team.

What

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

Delivery Stream

- Organisational Development and Change
- Learning and Development
- Industrial Relations
- Attraction and Retention
- Work Health and Safety
- Workers' Compensation and Injury Management
- Remuneration and Performance Management

2032 Community Strategic Plan

We are a
connected
and engaged
community

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$145

Expense \$(9,227)

Net \$(9,081)

How

Strategic workforce planning and internal human resource management services.

Diversity, Inclusion and Belonging Program.

Employee learning and development, and educational support for Council's Cadet, Apprentice and Trainee program.

Performance management and staff recognition.

Recruitment support and advice to hiring managers, staff and candidates.

Industrial Relations support, advice and advocacy.

Human resource policy development and review including the Enterprise Agreement development and application.

Workplace health, safety and wellbeing, worker's compensation and injury management.

Payroll services and support.

Workplace innovation and change.

Employee Services

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Implement the Workforce Strategy 2022-2026	✓		✓		✓		4.7	Organisational Development
Refresh Council's Attraction and Retention Strategies	✓						4.8	Organisational Development
Enhance Council's Diversity, Inclusion and Belonging Programs	✓		✓		✓		4.8	Organisational Development
Implement Safety and Wellbeing Programs	✓		✓		✓		4.8	Work Health and Safety

Supporting Documents

Workforce Management Strategy 2022 - 2026

Support Services

Financial Services

Responsibility *Chief Financial Officer*

Why

Council's resources are managed effectively to ensure long term financial sustainability.

What

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

Delivery Stream

- Rates and Sundry Debtors
- Management Accounting and Support
- Financial Accounting and Control
- Funds Management
- Tax Management and Compliance

2032 Community Strategic Plan

We are a
connected
and engaged
community

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$213,108

Expense \$(9,781)

Net \$203,328

How

Development and management of Council's Financial Strategy and Policy.

Long term financial planning and management of financial performance, cash flow, working capital, in accordance with Financial Strategy.

Internal management accounting, budgeting, financial analysis, and financial acquittals.

Management of Asset Accounting.

Management of banking, loans, and investments in accordance with Council's Investment Policy.

Financial management systems, procedures, and training.

Ensuring Council's tax obligations are met.

Monitoring and reporting of financial compliance.

Managing Council's annual income and expenditure through the Delivery Program and Operational Plan.

Provision of accurate and timely monthly and quarterly financial reports and Council's Annual Financial Statement.

Development of Council's Revenue Policy, maintenance of rating information, billing and recovery of rates, and rates customer service.

Management of the payment of Council's suppliers.

Manage and further develop a compliance program to promote awareness of Council's Procurement Policies and Procedures and other related policies.

Financial Services

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream	
	2022	2023	2023	2024	2024	2025			2025
Review the rating structure to align to legislative changes			✓		✓			4.8	Rates and Sundry Debtors

Supporting Documents

Financial Strategy
 Our Resourcing Strategy 2032
 Draft Budget 2023-2024

Support Services

Governance and Administration

Responsibility Manager Governance and Customer Service

Why

Council exhibits responsible decision making based on our values and collaboration.

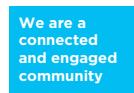
What

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

Delivery Stream

- Corporate and Councillor Support
- General Manager and Executive Group
- Corporate Governance and Internal Audit
- Legal Services
- Risk and Insurance Management
- Internal Ombudsman/Professional Conduct Coordinator
- Supply Chain Management
- Vehicle Management

2032 Community Strategic Plan



United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$947

Expense \$(12,921)

Net \$(11,974)

How

Councillor and Council Committee support, policy and procedure.

Risk Management, risk registers and treatment plans, and insurances and claims management.

Management of delegations, policy register and governance procedure.

Provide access to the community to Council business including the business papers on Council's website and webcasting of Council meetings.

Deliver Council's internal audit function and Council's Audit, Risk and Improvement Committee.

Management of complaints, probity and investigations.

Effective resolution of claims against Council in a manner consistent with Council's policies, insurance, legal rights and obligations.

Develop, maintain and monitor business continuity planning and testing.

Provide legal advice and assistance.

Continue to collaborate with NSW Government and partners to help the Wollongong community navigate COVID-19 pandemic.

Governance and Administration

Actions	Operational Plan 2022 2023	Operational Plan 2023 2024	Operational Plan 2024 2025	Operational Plan 2025 2026	CSP Ref:	Delivery Stream
Deliver the Internal Audit Program	✓	✓	✓	✓	4.7	Corporate Governance & Internal Audit

Supporting Documents

Not applicable to this Service

Support Services

Information Management and Technology

Responsibility *Chief Information Officer*

Why

Council uses technology to support services, secure information, and provide our community with equitable access to information and opportunities to inform decision making.

What

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

Delivery Stream

- Web Development and Integration Services
- Technology Infrastructure Services
- Information Management

2032 Community Strategic Plan

We are a
connected
and engaged
community

United Nations Sustainable Development Goals



Finances (000'S)

Revenue \$79
Expense \$(12,968)
Net \$(12,889)

How

Develop, implement and support Council's Information Management and Technology Strategy.

Delivery of high-quality customer support across the organisation.

Ensure Information Management Technology Infrastructure is fit for purpose and aligns with business needs.

Empower a data driven culture to enable Council to meet its strategic objectives.

Analyse, monitor and address risks of cybersecurity.

Ensure the organisations information technology takes advantage of emerging technologies, are optimised and aligned with business needs.

Information Management and Technology

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream
	2022	2023	2023	2024	2024	2025		
Finalise the Information Technology Cloud Transformation Program	✓		✓		✓		4.1	Web Development and Integration Services
Pilot and expand the use of robust SMART technologies across Council	✓		✓		✓		4.12	Information Management
Implement the CCTV Strategy	✓		✓		✓		4.1	Technology Infrastructure Services
Implement the Cyber Security Strategy	✓		✓		✓		4.1	Information Management
Continue to consolidate information technology systems and platforms	✓		✓		✓		4.8	Technology Infrastructure Services

Supporting Documents

Information Management and Technology Strategy 2022-2024
 Our Resourcing Strategy 2032
 Coastal Zone Management Plan 2017
 Climate Change Mitigation Plan 2020
 Climate Change Adaptation Plan 2022
 Sustainable Wollongong 2030

Support Services

Infrastructure Strategy and Support

Responsibility Manager Infrastructure Strategy and Planning

Why

Plan and deliver well managed assets and infrastructure to support Council's services and meet the needs of our community now and into the future.

What

This service includes the strategic management and technical planning of Council's infrastructure that supports all Council Services.

Delivery Stream

- Infrastructure Strategic Planning
- Capital Program Control
- Design and Technical Services
- Infrastructure Information and Systems Support
- Support Assets

2032 Community Strategic Plan

Wollongong is a creative, vibrant city	We have a healthy community in a liveable city	We have affordable and accessible transport
--	--	---

United Nations Sustainable Development Goals

7 AFFORDABLE AND CLEAN ENERGY	9 INDUSTRY INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES
-------------------------------	--	---------------------------------------

Finances (000'S)

Revenue \$257

Expense \$(9,127)

Net \$(8,870)

How

Integrated asset management planning and contribution of asset advice to strategy and plan development.

Provision of project management and oversight of capital works projects, design and technical services and information within Council.

Review and implementation of the Asset Management Strategy and Asset Management Plans incorporating latest methodology, asset condition and performance data.

Infrastructure Delivery Program development, budget and reporting as part of Council's Delivery Program and Operational Plans.

Partner with the University of Wollongong on landslide research initiatives.

Lobby government for financial assistance to accelerate investment in key regional projects and community infrastructure projects.

Continue to respond and work with the community to review levels of service.

Establish a program to ensure Disability Discrimination Act compliance is integrated with Council's Asset Management Plans.

Infrastructure Strategy and Support

Actions	Operational Plan		Operational Plan		Operational Plan		CSP Ref:	Delivery Stream	
	2022	2023	2023	2024	2024	2025			2025
Develop and regularly review Asset Management Plans to ensure appropriate investment in Council's asset base	✓		✓		✓		✓	4.8	Infrastructure Strategic Planning
Progressively implement the Asset Management Improvement Program	✓		✓		✓		✓	6.7	Infrastructure Strategic Planning
Seek external funding to support core services that Council provides in the Infrastructure Delivery Program	✓		✓		✓		✓	6.7	Infrastructure Strategic Planning

Supporting Documents

Our Resourcing Strategy 2032
 Asset Management Strategy 2032
 Asset Management Plans
 Access and Movement Strategies
 Town and Village Plans
 Site specific Masterplans
 Illawarra - Shoalhaven Smart Region Strategy
 Port Kembla 2505 Revitalisation Strategy
 State Emergency Service - Service Level Agreement
 Disability Inclusion Action Plan 2020-2025
 Coastal Zone Management Plan 2017
 Climate Change Mitigation Plan 2020
 Climate Change Adaptation Plan 2022
 Sustainable Wollongong 2030
 Animating Wollongong Public Art Strategy 2022-2032



Support Services Measuring Success

Financial Services

Measures	Target/Desired Trend
Available funds	3.5% to 5.5%
Operating result (pre capital)	Small operational surplus (average over 3 years)

Information Management and Technology

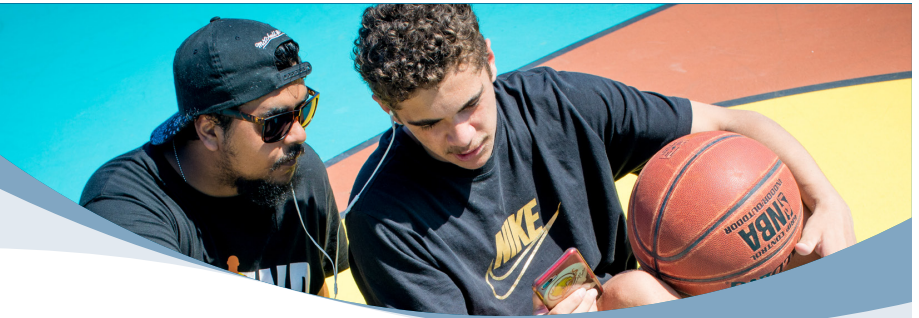
Measures	Target/Desired Trend
Formal GIPA applications processed within 20 days	100%
Records and Information Management maturity (as defined by NSW State Archives and Records Authority)	Increase





Image: Wollongong City Council staff, Burelli Street Wollongong

Image: King George V Oval,
Port Kembla



Funding at a glance

The charts and tables below provide a snapshot of Council's estimates for sources of revenue and expense categories for 2023-2024 to 2026-2027. More detailed information is provided in Attachment 1 - Draft Budget 2023-2024 and Attachment 3 - Draft Revenue Policy, Rates, Annual Charges and Fees 2023-2024.

The Draft Delivery Program 2022-2026 and Operational Plan 2023-2024 is based on Council's assumptions and indices including a 3.7% rate

increase set by the Independent Pricing and Regulatory Tribunal (IPART).

The rapid increase in some current costs and future cost estimates has already created a gap between the IPART approved Rate increase of 3.7% and Council's estimated costs for 2023-2024 and beyond. Further detail is provided in the Draft Budget 2023-2024 and Draft Revenue Policy, Rates, Annual Charges and Fees 2023-2024.

Projected Sources of Revenue

Revenue Type	2023-2024 Forecast (\$M)	2024-2025 Forecast (\$M)	2025-2026 Forecast (\$M)	2026-2027 Forecast (\$M)
Rates and Annual Charges	232.2	244.3	254.9	267.8
Grants and Contributions - operating	29.2	28.9	29.2	29.5
User Charges + Fees and Other Revenue	45.0	46.5	47.8	49.3
Rental Income	6.3	6.5	6.7	6.9
Fair Value Adjustment on Investment Properties	0.2	0.2	0.2	0.2
Interest + Investment Revenues	5.7	5.6	5.6	6.2
Capital Grants and Contributions	38.7	39.7	51.3	45.7
Total Income from Continuing Operations	357.3	371.7	395.7	405.6



Funding at a glance

Projected Expenses

Expense Type	2023-2024 Forecast (\$M)	2024-2025 Forecast (\$M)	2025-2026 Forecast (\$M)	2026-2027 Forecast (\$M)
Employee Costs less Internal Charges	133.1	137.6	142.6	147.5
Borrowing Costs	0.5	0.6	0.6	0.3
Materials, Contracts, Other Expenses	115.1	121.7	127.9	129.8
Depreciation	79.1	82.0	85.1	88.3
Profit/Loss on Disposal of Assets	0.0	-2.3	0.0	0.0
Total Expenses from Continuing Operations	327.8	339.6	356.2	365.9

Capital Budget 2023-2024 - 2026-2027 Summary

The table below demonstrates Council's four year commitment to asset renewal with a significant allocation of capital expenditure. This approach goes towards improving key community assets and delivering on community priorities of roads, community buildings, footpaths and cycle ways and public facilities.

Capital Budget Funding Sources

Revenue Type	2023-2024 Forecast (\$M)	2024-2025 Forecast (\$M)	2025-2026 Forecast (\$M)	2026-2027 Forecast (\$M)
Operational Funds	53.1	64.3	65.7	70.5
Asset Sales	1.7	4.0	1.7	1.7
Grants and Contributions including Developer Contributions (previously s94)	31.2	27.8	14.5	0.3
Restricted Cash (internal and external)	11.9	10.8	12.1	10.2
Borrowings	0.0	0.0	0.0	0.0
Other Capital Contributions	8.7	7.0	5.9	14.6
Total	106.7	113.9	99.9	97.3

Council's Supporting Document Roadmap

Our Wollongong Our Future 2032 Community Strategic Plan represents the highest level of strategic planning undertaken by Council. Council has many other strategies and plans for specific focuses that are developed following planning and engagement.

Council refers to its adopted strategies and plans as Supporting Documents. These direction setting documents support the development of the Community Strategic Plan, Council's Resourcing Strategy, Delivery Program and Operational Plans.

These documents include goals, strategies and actions specific to a project or location. However, until the actions are enabled through resourcing and included in the Delivery Program and Operational Plan, they remain aspirational.

Council's Supporting Documents have been considered in the development of the Community Strategic Plan. These Supporting Documents have been informed by extensive data, research and community input, making them an important source for consideration in the future vision and goals for the Wollongong Local Government Area.

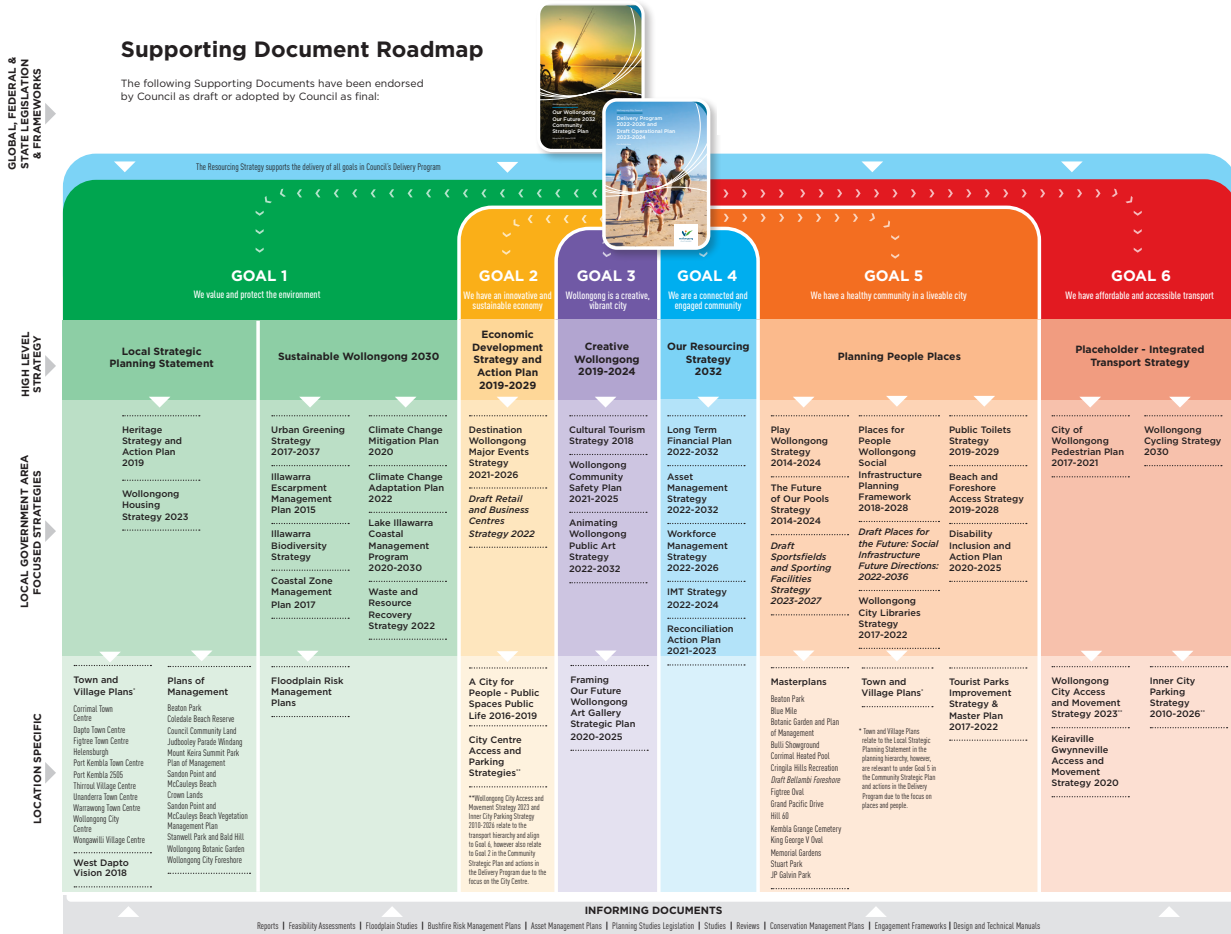




Image: Bald Hill Lookout, Stanwell Park



The relationship between the Community Strategic Plan and other Strategies and Plans



Image: Knitting Nannas at Wollongong City Library

The United Nations Sustainable Development Goals (Global Goals)

The Global Goals were agreed and adopted by the United Nations member states, including Australia, in September 2015 as part of the 2030 Agenda for Sustainable Development. Seventeen Goals underpinned by 169 targets will guide efforts to increase global well-being by addressing some of society's key challenges.

As the goals relate to the global environment, some of the issues that are explored are not as relevant to Wollongong as they are to developing

countries. There are other goals, such as Sustainable Cities and Communities that are very relevant to Local Government, and focus on urban planning and accessible transport.

Each of the Global Goals have been considered in the preparation of this Plan, and where there is alignment, the Global Goals have been mapped to each strategy in this Community Strategic Plan, and linked to our local goals below.

Our Wollongong Our Future Goals									
We value and protect our environment	6 CLEAN WATER AND SANITATION	7 AFFORDABLE AND CLEAN ENERGY	11 SUSTAINABLE CITIES AND COMMUNITIES	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	13 CLIMATE ACTION	14 LIFE BELOW WATER	15 LIFE ON LAND	17 PARTNERSHIPS FOR THE GOALS	
We have an innovative and sustainable economy	1 NO POVERTY	8 DECENT WORK AND ECONOMIC GROWTH	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES	13 CLIMATE ACTION	17 PARTNERSHIPS FOR THE GOALS			
Wollongong is a creative, vibrant city	5 GENDER EQUALITY	8 DECENT WORK AND ECONOMIC GROWTH	10 REDUCED INEQUALITIES	11 SUSTAINABLE CITIES AND COMMUNITIES	16 PEACE, JUSTICE AND STRONG INSTITUTIONS	17 PARTNERSHIPS FOR THE GOALS			
We are a connected and engaged community	4 QUALITY EDUCATION	5 GENDER EQUALITY	8 DECENT WORK AND ECONOMIC GROWTH	10 REDUCED INEQUALITIES	11 SUSTAINABLE CITIES AND COMMUNITIES	16 PEACE, JUSTICE AND STRONG INSTITUTIONS	17 PARTNERSHIPS FOR THE GOALS		
We are a healthy community in a liveable city	1 NO POVERTY	2 ZERO HUNGER	3 GOOD HEALTH AND WELL-BEING	5 GENDER EQUALITY	10 REDUCED INEQUALITIES	11 SUSTAINABLE CITIES AND COMMUNITIES	14 LIFE BELOW WATER	15 LIFE ON LAND	17 PARTNERSHIPS FOR THE GOALS
We have affordable and accessible transport	3 GOOD HEALTH AND WELL-BEING	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES	13 CLIMATE ACTION	17 PARTNERSHIPS FOR THE GOALS				



Image: Aboriginal Smoking Ceremony, Viva la Gong Festival, Wollongong

 **SUSTAINABLE DEVELOPMENT GOALS**
17 GOALS TO TRANSFORM OUR WORLD

<p>1 NO POVERTY</p> 	<p>2 ZERO HUNGER</p> 	<p>3 GOOD HEALTH AND WELL-BEING</p> 	<p>4 QUALITY EDUCATION</p> 	<p>5 GENDER EQUALITY</p> 	<p>6 CLEAN WATER AND SANITATION</p> 
<p>7 AFFORDABLE AND CLEAN ENERGY</p> 	<p>8 DECENT WORK AND ECONOMIC GROWTH</p> 	<p>9 INDUSTRY, INNOVATION AND INFRASTRUCTURE</p> 	<p>10 REDUCED INEQUALITIES</p> 	<p>11 SUSTAINABLE CITIES AND COMMUNITIES</p> 	<p>12 RESPONSIBLE CONSUMPTION AND PRODUCTION</p> 
<p>13 CLIMATE ACTION</p> 	<p>14 LIFE BELOW WATER</p> 	<p>15 LIFE ON LAND</p> 	<p>16 PEACE, JUSTICE AND STRONG INSTITUTIONS</p> 	<p>17 PARTNERSHIPS FOR THE GOALS</p> 	<p></p>



Image: Wollongong Botanic Garden

Appendix 1: Our Wollongong Our Future 2032 Community Strategic Plan Planning Principles

Our Wollongong Our Future 2032 is underpinned by the Social Justice Principles of equity, access, participation and rights. These principles are our community's 'rights to the city' and are reflected throughout this document via the provision of infrastructure, recognition of our diverse population, and through democratic and effective governance.

These principles have also been applied in the development of this Draft Delivery Program and Operational Plan.

Our Community Engagement Policy outlines Council's commitments and principles for engaging with our community. In developing the Community Strategic Plan, we wanted to push our engagement goals further than we have before and aimed to:

Increase the accessibility of our engagement

Use Plain English, Easy English, translated materials and various engagement methods.

Increase the diversity participants

Use methods to reach people with disability, Aboriginal people, CALD, LGBTQIA + community, the homeless, young people and children.

Understand the aspirations of our community

Undertake meaningful engagement, ask purposeful questions and use methods to ascertain the vision our community has for Wollongong.

Create a memorable, innovative campaign

Use new and creative approaches to spark interest and engage with our community.

Our Sustainability Commitment

Wollongong City Council will work to protect our local environment, reduce the use of natural resources and to support our quality of life for present and future generations. We will demonstrate leadership and responsible planning and decision-making to avoid any harmful local and global effects of our actions. We will also work in partnership with the community, stakeholders and other government organisations to achieve our sustainability and climate change commitments.

A quadruple bottom line approach, based on achieving integrated sustainability through the interlinked areas of environmental, social, economic and governance activities, underpin Council's commitment to sustainability. Principles have been developed which further clarify how these areas will be considered by Council in carrying out its operations.

Governance:

- a) We value sustainability leadership and will demonstrate how sustainability can be practically implemented;
- b) We believe that sustainability should be intrinsic to all decision-making and will incorporate it as a fundamental component of all Council processes;
- c) We support understanding of the importance of sustainability and will improve sustainability awareness throughout Council and the community; and
- d) We recognise the importance of issues beyond our borders and aim to create a balance between local and global issues.

Environmental sustainability:

- a) We respect our natural resources and will work to protect and enhance these for current and future generations;
- b) We value our natural biodiversity and will work to protect and enhance local native habitat;
- c) We treasure our coastal areas and waterways and will work to maintain their health and special qualities;

- d) We will not undertake any actions that have a potential risk to cause serious harm to the community or the environment even in the absence of scientific certainty (the precautionary principle);
- e) We recognise the importance of access to fresh, local and sustainably produced food.
- f) Climate Change - Council is committed to a whole of organisation approach to reducing the impacts of climate change, from planning for future sustainable infrastructure, to modes of transport, planning considerations and community education

Social-cultural sustainability:

- a) We respect universal social justice and will work to improve community wellbeing and quality of life;
- b) We value social equity and believe that services, facilities and community amenities should be accessible and equitable;
- c) We support equal rights and constructive engagement with the community in decision-making;
- d) We will actively involve people from diverse linguistic, cultural and spiritual backgrounds.

Economic sustainability:

- a) We will use resources efficiently and responsibly and reduce our ecological footprint;
- b) We support sustainable asset management principles;
- c) We understand the impact of poverty on quality of life and will work to address disadvantage in our community;
- d) We value a strong local economy and will encourage the use of local businesses and resources in our operations;
- e) We believe in local economic growth that respects our natural heritage and values and will foster sustainable and green economic opportunities.

Appendix 2: Terms Used in This Plan

ABS Census	Australian Bureau of Statistics (ABS) undertakes a census every five years. The census provides information about the characteristics of the Australian population and its housing within small geographic areas and for small population groups. This information supports the planning, administration, policy development and evaluation activities of governments and other users. The Census provides a snapshot of the nation. Data gathered helps decide what funding is needed for infrastructure, community services and facilities.
Annual Report	Report on the achievements in implementing the Delivery Program and the effectiveness of the principal activities undertaken in achieving the objectives in the Community Strategic Plan at which those activities are directed.
Asset Management Strategy	A ten year strategy included in Council's Resourcing Strategy for the provision of asset and infrastructure resources required to implement the Community Strategic Plan.
Biodiversity	Has been described as the 'web of life' 'the variety of living things' or 'the different plants, animals and micro-organisms, their genes and ecosystems of which they are a part'.
Community	Includes residents, rate payers/land owners, business owners and operators, people who work in the local government area, visitors, government agencies, users of council services, local community groups and associations.
Community Goal	These are about the end result we want for children, adults, families, business and communities.
Community Indicators	Are a way to track trends in quality of life for the community and are used as a basis for improving community engagement, community planning and policy making.
Community Strategic Plan	A plan which identifies the community's main priorities and aspirations for the future of the local government area. This plan is for a minimum of ten years.
Delivery Program	Details the principal activities to be undertaken by Council to implement strategies established by the Community Strategic Plan.
Global Goals	Seventeen Global Goals adopted by the United Nations member states, including Australia, in September 2015 as part of the 2030 Agenda for Sustainable Development.
Governance	The values, policies and procedures Council and its staff adopt, to provide ethical, transparent and accountable local governance.
Green Technology	Technology that is considered environmentally friendly based on its production process or supply chain.
Infrastructure	Is built structures like roads, railways, airports, water supply, sewers, power grids, telecommunications, buildings and facilities.
Innovative	Using or showing new methods, ideas.
Liveable	The degree to which a city meets the needs of the residents who live there.

Appendix 2: Terms Used in This Plan

Long Term Financial Plan	Included in Council's Resourcing Strategy for the provision of resources required to implement the Community Strategic Plan. This is the point where long-term community aspirations and goals are tested against financial realities.
Objectives	Outlines a series of sub-goals required to achieve the Community Goals.
Operational Plan	Details the services and activities to be delivered by Council during the year.
Principles	Are a set of high-level statements or goals used to guide our thinking and activities. They provide a framework for decision making and action, and form the basis for developing action-oriented goals and objectives.
Quadruple Bottom Line (QBL)	A balanced and holistic approach to achieving sustainability. This means that social, environmental, economic and civic leadership considerations must be addressed in planning, decision making and reporting.
Quarterly Review	Reports on progress against indicators and major projects in our Delivery Program and Operational Plan.
Resourcing Strategy	Consists of four components, these are the Long Term Financial Plan, Workforce Management Strategy, Asset Management Strategy and the Information Management and Technology Strategy. The Resourcing Strategy is where Council outlines who is responsible for what, in terms of the issues identified in the Community Strategic Plan. The Resourcing Strategy focuses in detail on matters that are the responsibility of Council, and looks generally at matters that are the responsibility of others.
State of the City Report	Reports on progress achieved toward the Community Strategic Plan.
Strategies	How we plan to achieve the objectives.
Supporting Document	Council's aspirational strategies and plans. Supporting Documents include actions that are considered for resourcing as part of the Delivery Program.
Sustainability	There are many different views in what constitutes a 'sustainable community'. Wollongong City Council carries out its decision-making based on the principle of sustainability which is based on environmental, intergenerational, social, economic equity and good governance.
Stormwater Quality Improvement Device (SQID)	Stormwater Quality Improvement Devices are designed to remove a wide range of pollutants including sediments, metals, oils, nutrients, and gross pollutants from stormwater before it has a chance to join any natural bodies of water.
Vision	Our community's aspiration for how we want our city, our community and our lives to be in the future.
Wollongong	Refers to the whole of Wollongong Local Government Area.
Workforce Management Strategy	Included in Council's Resourcing Strategy for the provision of workforce resources required to implement the services Council is responsible for as outlined in the Community Strategic Plan. This Strategy addresses the human resourcing requirements of Council's Delivery Program.



Image: Coledale Beach

Acronyms and Symbols used in this plan

ABS	Australian Bureau of Statistics
ATSI	Aboriginal and Torres Strait Islanders
CBD	Central Business District
EPA	Environment Protection Authority
GIPA	Government Information (Public Access) Act 2009
HVAC	Heating Ventilation and Air Conditioning
IMT	Information Management and Technology
LGA	Local Government Area
LTFM	Long Term Financial Model
NAIDOC	National Aborigines and Islanders Day Observance Committee
NGO	Non-Government Organisation
SAMP	Strategic Asset Management Plan
SQID	Stormwater Quality Improvement Device
WCC	Wollongong City Council

The exhibition of the Draft Delivery Program 2022 - 2026 and Operational Plan 2023-2024 will close on 2 May 2023.

You can give feedback to Council in a variety of ways:
Email: ourwollongongourfuture2032@wollongong.nsw.gov.au
Post: Locked Bag 8821,
Wollongong DC NSW 2500
Online survey: using the form at Council's website:
<https://our.wollongong.nsw.gov.au>



*Image: Ghost Trees
by artist Greer Taylor,
Sculpture in the Garden
at Wollongong Botanic
Garden. Tad Souden
Photography*

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Our Wollongong Our Future

From the mountains to the sea, we value and protect our natural environment and will be leaders in building an educated, creative, sustainable and connected community.

- We value and protect our environment
- We have an innovative and sustainable economy
- Wollongong is a creative, vibrant city
- We are a connected and engaged community
- We have a healthy community in a liveable city
- We have affordable and accessible transport



Wollongong City Council
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Wollongong City Council

Attachment 1 Draft Budget 2023-2024 For Exhibition

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Introduction

Council adopted its current Financial Strategy in 2021, which recognised that Council had reached its target of financial sustainability and committed to maintain that position. Over the past two to three years, Council and its community have experienced significant disruption caused by fire, COVID-19 and a number of floods. Prior to, and through the first year of the 2022-2026 Delivery Program, Council has been able to navigate through these events and respond financially to issues through its financial agility, by utilising existing reserves and with the assistance of additional funding from other levels of government. During this time, Council has been able to broadly maintain its financial strength and has continued to exceed its expectations in some areas that has allowed some restricted assets to be replenished.

In late 2022, global and Australian economic conditions became unstable, resulting in high inflation and supply shortages for employees, contractors and materials. As a result, the cost of delivering Council services and infrastructure has increased and delivery has become more challenging. The recorded value of Council assets has also substantially increased, indicating a higher cost of renewal in the long term and an immediate increase in depreciation levels reported by the Council.

Council's revised asset valuations and estimated lives have resulted in depreciation that is substantially higher than previously forecast. While there is a negative impact on our financial Key Performance Indicators (KPIs) in the short term, it does not impact the current delivery program or our capacity to maintain and renew assets over the reporting period.

Additional strain has been placed on Council's financial capacity by the Rate Peg mechanism that limits the rates revenue of Council. The Rate Peg, set by IPART, uses a set of pricing indices that represent a generic 'basket of goods' used by Local Government (Local Government Cost Index) to determine the level of increase in rates. While that process has been reasonably reliable during stable economic conditions, it has created a high degree of difficulty in the current high inflationary period. This strain is primarily caused by the indexation being based on prior periods (July 2021 to June 2022), while the costs Council will incur are being budgeted for July 2023 to July 2024. This mismatch in general revenues and costs has created a shortfall in Funds Available from Operations in Council's budget for 2023-2024 and 2024-2025, although with estimated lower levels of inflation in the future is expected to be returned within normal parameters.

On the positive side, Council has been successful in obtaining a higher than normal level of Government Funding, some of which is related to disaster recovery (primarily flooding) and some related to planned new and enhanced assets that improve the service and reduce the reliance on Council's own funds for construction. This funding is now a vital part of balancing the financial plan for the next two years of the Delivery Program and has required some rephrasing of the Infrastructure Delivery Program over the term of the Plan.

Based on the proposed estimates and assumptions, Council's position will remain sustainable with the actions currently in place to manage the short term rates shortfall and begin to address the longer term asset management and lifecycle cost issues. It is considered that options are available to review the asset management assumptions and life cycle cost estimates to better reflect optimised practices available for some asset classes. It is also acknowledged that in line with increasing values additional allocation may be required to maintain assets in future periods.

Assumptions in the current Long Term Financial Plan continue to contain a significant level of risk caused primarily by external factors including volatile economic conditions. Wage and other cost indexation remain a substantial risk, albeit the significant uplift in these costs have already been factored into forecasts. There is continuing risk of costs being imposed on Council and Local Government in general, by other levels of government through legislation, pricing control, indirect taxation and other forms of cost shifting that are not funded with matching revenue opportunities. Council will continue to monitor and make adjustment where necessary prior to adoption and through Quarterly Budget Reviews during each Operational Plan year in the Delivery Program.

Council's ability to invest additional funds in increased services, service levels, or manage the increased cost of asset renewal is limited in the short term, however, Council is acting to review its Financial Strategy and optimise services over the coming periods with the view to creating greater capacity to do more. This will include reviewing asset management plans for Transport, Stormwater, Buildings and Recreational assets to identify and verify optimised methodologies that are anticipated to result in more mature information and greater certainty in estimating asset management requirements.

Despite these challenges, Council remains committed to achieving an extensive Infrastructure Delivery Program to ensure the highest levels of renewal and construction activity is maintained.

Financial Strategy

Council is committed to the principles of financial sustainability and good financial management. Financial sustainability is defined as where the planned, long term service and infrastructure levels and standards of Council can be met without unplanned increases in rates or disruptive cuts to service.

Financial forecasts are built within the parameters of Council's Financial Strategy (Council Policy) that provides the direction and context for decision making in the allocation, management and use of Council's limited financial resources. The Financial Strategy sets the parameters within which Council plans to operate to provide financial stability, affordability, focus and efficiency (value for money), over the short, medium and longer terms. The key performance indicators outlined in the Financial Strategy are supported by clear targets for these to support continuous measurement of financial sustainability.

The Financial Strategy is reviewed on an ongoing basis and targets modified over time to reflect Council's financial sustainability, maturity, evolution and to respond to crisis and external influences. The Financial Strategy is viewed as an enabling Strategy that provides the guiding principles to provide financial stability over the short, medium and longer term.

The current Financial Strategy has clear objectives including:

- Council will aim to maintain Available Funds between 3.5% and 5.5% of Income from Continuing Operations [pre-capital].
- Council will plan to maintain a small Operating Result surplus (average over three years) in the future.
- Council's annual allocations to Operating and Capital Budgets will generally not exceed anticipated cash inflows. Where the Available Funds level is above minimum requirements, additional funds will be transferred to the Strategic Projects Restricted Asset and consideration given to the allocation of funds through the Strategic Planning process.
- Council will plan for Funds Available from Operations at least equal to depreciation.
- In determining the approval of budget for additional or enhanced assets, Council will ensure that the whole of life cost is considered and is able to be sustainably accommodated within future forecasts.
- Council will actively consider borrowings through its Resource Strategy and Capital Budget as a source to finance timing mismatches between cash availability and expenditure requirements and to provide for intergenerational equity where it is determined to be applicable.

Financial Forecasts

The financial forecasts contained in this document provide a financial view that encapsulates the Service levels and outcomes as documented in the Resourcing Strategy and Draft Delivery Program 2022-2026 and Operational Plan 2023-2024.

Forecasts have been informed by asset management plans, timing of capital program and are supported by a range of underlying indices and assumptions discussed throughout this document.

The development and maintenance of Council's forecasts are centred around a 10 year continuous budget process that is updated in line with longer term and annual delivery planning, annual resets of assumptions and indices, Quarterly Review changes and one-off changes where new information leads to a requirement to alter forecasts. Underlying indices support the long term forecasts and are revised through the strategic planning process to reflect recent economic indicators. The greatest risk in this process is that underlying indices, particularly the correlation between the rates index and cost of service, are mismatched in the future.

The financial indices for year two of the current Delivery Program have in many cases moved substantially since adoption in June 2022. Labour costs that were anticipated to increase by 2% in 2023-2024 are now anticipated to increase above that level, while other cost indexation estimates have moved significantly from 2.4% to 6.75%. The rates revenue estimate has only moved from 2.55% to 3.7% leaving a substantial gap in annual funding compared to cost. There have been some

improvements in estimated investment returns and a general increase in fees and charges which, while positive, represent a significantly lower portion of Council's revenue.

The key revised financial forecasts for the years 2023-2024 to 2026-2027 are shown in the tables below.

KEY INCOME & EXPENSE RESULTS				
	2023/2024 Budget \$M	2024/2025 Forecast \$M	2025/2026 Forecast \$M	2026/27 Forecast \$M
Operating Result [pre capital]	(9.3)	(7.6)	(11.7)	(6.1)
Funds Available from Operations	65.4	67.7	70.8	73.5
Available Funds	15.2	15.3	17.4	17.1

The two operating results above have deteriorated in the earlier years compared to original forecasts in 2022, while they show some improvement in the final years. This impact is primarily due to the lower than required rate increases in 2023-2024 and recovery of that during later years. The Available Funds position has been slightly improved over all years due to the impact of external funding, use of existing restricted assets and rephasing of some Infrastructure Delivery projects to cover any cash shortfalls in the short term. Over the longer term, underlying operating results for Council are not anticipated to deteriorate from existing forecasts.

While Council aims to achieve a small Operating Surplus [pre capital], estimates show a surplus not being achieved in the forward plans. This has occurred due to increased asset values and subsequent depreciation variation that occurred in 2022. While there remains a deficit budget, it is considered Council's financial position is sustainable with the actions currently in place to manage the short term rates shortfall while beginning to address longer term asset management and lifecycle cost issues.

Strategic Projects Restricted Asset Investment

In years where Council has achieved financial improvements beyond the targets set in the financial forecasts, funds have been transferred to Strategic Projects internally restricted cash to be held for allocation through the strategic planning cycle. This has provided a level of additional capacity that can be applied to enhance some service deliveries, accelerate planned projects or introduce additional projects. The Draft Operational Plan 2023-2024 includes capital and operational projects that are non-recurrent or fixed duration to be funded from Strategic Projects restricted cash. The funding made available to projects from the Strategic Projects restricted asset over the next four years are detailed in the diagram below.

Diagram 1

PROPOSED PROJECTS & PROGRAMS				
Funded From Strategic Projects Restricted Asset				
Project Description	2023/24 Budget \$'000s	2024/25 Forecast \$'000s	2025/26 Forecast \$'000s	2026/27 Forecast \$'000s
Capital Projects				
Rex Jackson Sports Field Lighting	120	-	-	-
Helensburgh Library + Community Centre	-	-	3,000	-
Traffic Facilities	-	300	300	-
Additional Outdoor Exercise Equipment General	313	-	-	-
Union St; Strathearn Ave to Gladstone Ave	-	80	-	-
Beaton Park Tennis Court Relocation and Upgrade	1,100	-	-	-
Design & Implementation of King George V Park Masterplan	20	235	-	-
Mt Kembla Mountain Bike Trails (plan and design)	750	-	-	-
Various Traffic Facilities, Footpaths & Shared Paths	460	80	-	-
	2,763	615	3,300	-
Supporting Documents				
Access and Movement Strategy Review	120	-	-	-
West Dapto Review WaterCycle Masterplan	75	-	-	-
Fred Finch Park - Landscape Masterplan	35	-	-	-
Lake Illawarra Shared Path Masterplan	110	-	-	-
Hill 60 Tunnels Reopening- Detailed Concept Plans	125	-	-	-
Mt Keira Summit Park Interpretation Design Guide	-	-	50	-
Battery Park, Smiths Hill & Flagstaff Hill Forts Heritage Consultant	120	-	-	-
Botanic Gardens Design Investigation for Asset Improvement	-	60	146	-
Feasibility Study Synthetic Football Pitch in Planning Area 1 (North) - Site Investigations	88	-	-	-
Pedestrian Bridge Thurston Ave - Feasibility Study	30	-	-	-
Implement Keiraville Gwynneville Access & Movement Strategy	41	-	-	-
Draft Bulli Showground Masterplan - Feasibility Assessment and Community Consultation Phase	-	103	-	-
Fred Finch Park Lighting Feasibility	40	-	-	-
Thirroul Village - Character and Heritage Study	-	75	77	-
Social Infrastructure Planning Framework	100	-	-	-
	884	238	273	-
Other Non-Recurrent Projects				
Wollongong Biennial Acquisitive Sculpture Award	-	140	-	140
Climate Change and Sustainability Program	157	-	-	-
IPAC Additional Support	64	65	-	-
Wollongong Learning City Project	100	68	-	-
Interpretive Historical Signage Grand Pacific Walk	40	-	-	-
Outdoor Dining Fee Waiver	185	-	-	-
	546	273	-	140
ANNUAL TOTAL	4,192	1,126	3,573	140
Cumulative total funded from Strategic Projects Restricted Asset				9,031

Key Performance Indicators

The long term forecasts presented below are indicative of our existing position. Council has a continuous budget process that revises the long term forecasts in line with quarterly changes and resets assumptions and indices annually or where new information leads to an immediate requirement to change the indices. The projected long term indicators are primarily based on existing assumptions and indices from Community Strategic Plan, Delivery Plan and Resource Strategy and the Long Term Financial Plan.

- Financial Position - Available Funds

Available funds are funds Council has earned but not allocated to specific expenditure in the past or future.

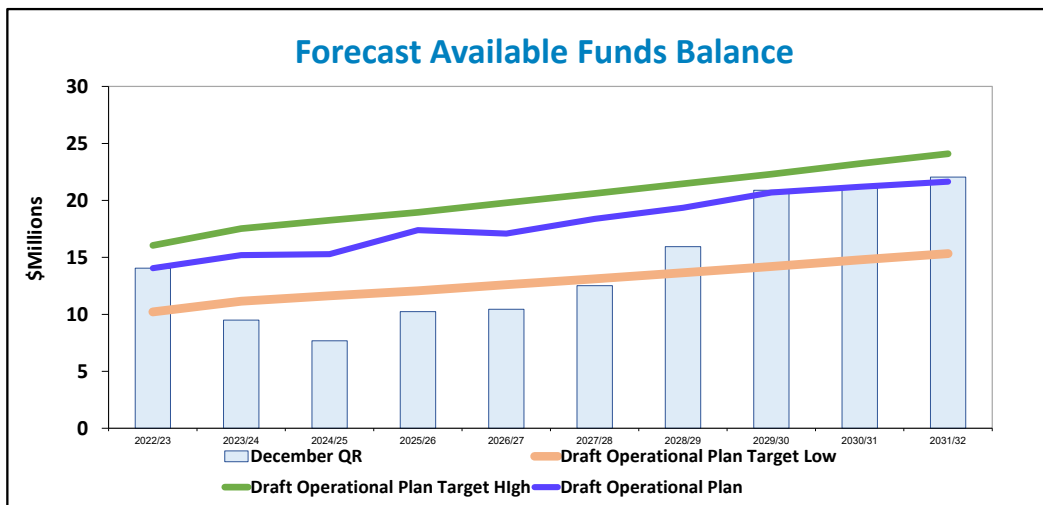
They are held as Council's savings and are used to act as a buffer against unanticipated future costs or can be used to provide flexibility to take advantage of opportunities that may arise.

Council aims to maintain Available Funds (the unallocated portion of all future revenues) between 3.5% and 5.5% of Income from Continuing Operations [pre-capital].

While the Available Funds balance may fall below or towards the bottom of the targeted level during the period, the Financial Strategy provides an onus in our planning to ensure adequate adjustment is made to restore the balance through future programs within an acceptable timeframe.

The diagram below provides the forecast levels of Available Funds with the targeted upper and lower levels.

Diagram 2



The December Quarterly Review estimates were based on revised indexation representing the latest estimates available at that time as part of Council's continuous budget approach. The Quarterly review was before the actions introduced into the proposed budget were developed and further adjustment to CPI introduced into future years. Without the actions included in this Draft Budget, the levels of Available Funds would have been below our targeted position however, remained viable over the longer period. Actions proposed in the current Draft Operational Plan have addressed short term cash issues.

- Operational Performance – Operating Result [pre capital]

Council's Financial Strategy targets a small operational surplus [pre capital] (average over three years).

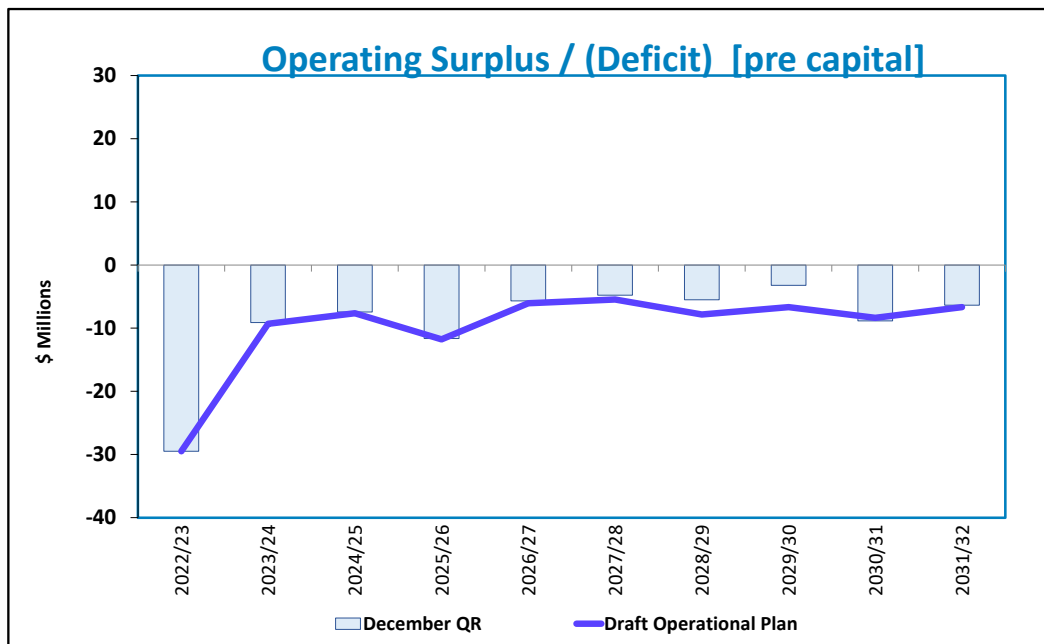
The Operating Result [pre capital] is one of the main indicators of the long-term financial viability of Council. The long-term nature of Operating Result is often misunderstood by reflection on single year surplus or deficit results that may be impacted by unusual circumstances or events.

In broad terms, a deficit from operations over time indicates that Council is not earning sufficient revenue to fund its ongoing operations (services) and renewal of assets, which are an integral part of that service, when required. This measure should be viewed over the long-term as annual results may be impacted by timing.

The Operating Result is inclusive of depreciation, which is an accounting estimate to reflect the annualised consumption of an asset over its lifetime (asset value divided by life of the asset). Council revalued its Stormwater and Transport assets and applied indexation to other assets at 30 June 2022 based on the best available and evidenced accounting and engineering data. This led to a substantial increase in the depreciation forecast and a deterioration in the Operating Result. Council will be working to develop revised and further advanced evidence to create greater confidence in estimates and work towards optimisation approaches to reduce the currently reported gap.

The diagram below shows Council's Operating Result [pre capital].

Diagram 3



The forward estimates indicate a slight deterioration against the December Quarterly Review due to the revised estimates for inflation moving forward that are an indication of an extended period of higher inflation than previously expected.

- Operational Performance – Funds Available from Operations

The Financial Strategy requires Council plan for a Funds Available from Operations result at least equal to depreciation.

Council receives income and elects to spend that money on day to day activities to provide services and operate the organisation. This is reflected in the Income and Expense Statement. The Operating Result [pre capital] disclosed in the Income Statement includes depreciation and other non-cash expenses, so a deficit Operating Result can still produce an operating cash surplus. It is this cash surplus that is available to fund the renewal of existing assets that Council considers a more reliable indicator of future sustainability. Cash does not change when depreciation is adjusted.

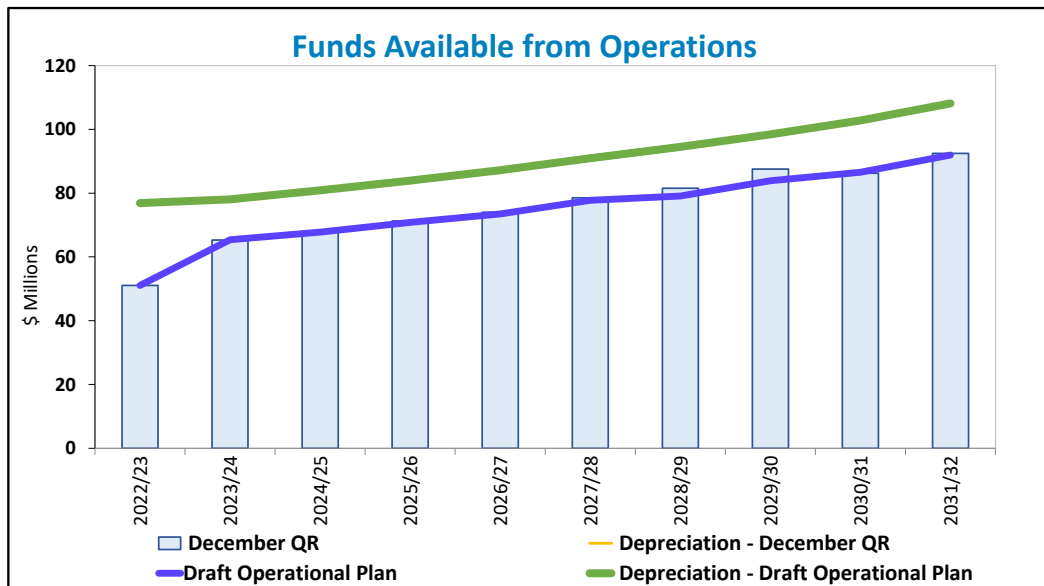
The forecast Funds Available from Operations has been compared against the level of depreciation, as this was Council's proxy for the average funding required to renew existing assets at their end of current life. This does not reflect the need for funds on an annual basis due to the varying lives of Council assets. Current Funds Available from Operations are considered sufficient to deliver renewal requirements through the current planning period.

Council's Financial Strategy acknowledges not all Funds Available from Operations will be applied to renewing assets and assets will not always be replaced on a like for like basis. Provision is required for upgraded, enhanced and new assets as community demands and expectations change. Additional capacity is created where: existing asset renewal is funded from other revenue sources such as grants and contributions; efficiencies in the replacement or life of assets is achieved; additional rate revenue is received through growth and rationalisation of assets through efficiency while maintaining an agreed

service level is achieved. While such capacity is inevitable over time, it is not easy to forecast and may need to be supplemented through other financial options if higher levels of enhanced service is required.

Diagram 4 shows Council's forecast Funds Available from Operations position.

Diagram 4



Note: The depreciation figures in the diagram above exclude the depreciation on Waste Remediation, State Emergency Services & Rural Fire Service vehicles, right-of-use assets and Home and Community Care vehicles that do not require funding from Council.

Borrowings

The Financial Strategy requires that:

- Council will actively consider borrowings through its Resource Strategy and Capital Budget as a source to finance timing mismatches between cash availability and expenditure requirements and to provide for intergenerational equity, where determined applicable.
- Borrowings will be considered for investment in assets acquired to provide additional service and service level or to provide for timing mismatches in asset renewal funding.
- Internal borrowing will be applied first where funds are available and determined to be more economical.
- Interest on internal borrowings will be costed to Income Activity Services to reflect the opportunity cost and be applied in business cases to reflect actual return on investment.
- Borrowing terms will preferably be structured to match, but not exceed, asset life where there is appropriate product in the market to do so.

Details of proposed internal borrowing are included in the assumptions for works at Whytes Gully Waste Facility.

Council currently has a loan portfolio comprised of several loans under the Local Infrastructure Renewal Scheme (LIRS) program. The LIRS program was introduced by the NSW Government as incentive to councils to accelerate infrastructure renewal by providing a loan subsidy. Loans entered into under this program have been used to accelerate city-wide footpaths, shared path renewal, 'Missing Links Construction Program', building refurbishment works for a number of Council facilities and to support the West Dapto Access-Fowlers Road project. These loans were taken over a 10 year period and will be completed by June 2025.

Council's current forecasts indicate Council will remain a low debt user although capacity remains for Council to take on new debt in line with our Financial Strategy. The timing of infrastructure development and progress for West Dapto release areas and other asset requirements is continuously reviewed to

determine need for debt financing.. Current modelling for West Dapto development and asset requirements indicates there is a possibility that some infrastructure assets will need to be built in preparation for development and could require borrowing in future years. If that were to occur, the debt would be repaid by future development contributions and restricted assets created from revenue growth in the West Dapto area.

At this stage, the Long Term Financial Plan does not indicate debt financing will be required, however, this could change as development is realised over the period. The extent of borrowing requirements will be dependent both on timing of infrastructure provision and availability of other funding sources such as grants and contributions.

Within the next four years, internal borrowings will be required for the Waste Facility. This is discussed in further detail within the Borrowing Costs section.

Council will continue to evaluate and consider opportunities that may arise in line with the Financial Strategy.

Other Considerations

Supporting Document Initiatives

The terminology 'Supporting Documents' is used at Wollongong City Council in reference to a range of documents that includes plans, strategies or studies that inform future direction and priorities. Council has a large number of Supporting Document initiatives that have not yet been funded through the strategic planning process. The large volume of Supporting Documents provides clear, longer term intent and direction for Council in terms of what it would like to do and what it will endeavour to do with the resources that may be available. These Supporting Documents are important in planning future Council services and are used to identify and respond to opportunities for future external funding and/or an increase or redirection of own source funds available to Council.

A listing of Supporting Document projects included in the Budget 2023–2024 to 2026-2027 is provided below.

Service & Project	2023/2024	2024/2025	2025/2026	2026/2027
	Proposed \$'000s	Proposed \$'000s	Proposed \$'000s	Proposed \$'000s
Corporate Strategy	-	77	484	514
Centralised Studies & Plans	-	-	484	514
Community Strategic Plan Review	-	77	-	-
Land Use Planning	577	408	182	-
West Dapto Review WaterCycle Masterplan	75	-	-	-
City Centre Planning Review	5	-	-	-
City Wide Local Environment Plan Review (by theme)	100	100	-	-
Battery Park, Smiths Hill & Flagstaff Hill Forts Heritage Consultant	120	-	-	-
Review Riparian Corridor Management Study & Policy	102	-	-	-
Planning Controls for South Wollongong	-	103	105	-
Undertake built form testing to inform the town centre updates to Development Controls Plan Chapter B4 Development in Business Zones	150	103	-	-
Thirroul Village - Character and Heritage Study	-	75	77	-
West Dapto Vision Implementation - Infrastructure and Development Strategy, including Performance Indicators	25	26	-	-
Stormwater Services	320	170	170	350
Floodplain Management Studies	100	120	120	350
Review of Allans Creek Floodplain Risk Management Study	60	-	-	-
Review of Fairy Cabbage Creeks Floodplain Risk Management Study	50	-	-	-
Review of Wollongong City Floodplain Risk Management Study	30	-	-	-
Review of Brooks Creek Floodplain Risk Management Study	30	-	-	-
Review of Minnegang Creek Floodplain Risk Management Study	50	50	50	-
Environmental Services	471	628	-	-
Coastal Management Program for the Open Coast	471	470	-	-
Develop design guidelines for green roofs, green walls and facades, rain gardens and other structural vegetation	-	158	-	-
Transport Services	301	-	73	15
Access and Movement Strategy Review	120	-	-	-
City Centre Parking Surveys - EMS Report	-	-	73	-
Wollongong LGA Feasibility Studies	-	-	-	15
Lake Illawarra Shared Path Masterplan	110	-	-	-
Pedestrian Bridge Thurston Av - Feasibility Study	30	-	-	-
Implement Keiraville Gwynneville Access & Movement Strategy	41	-	-	-
Community Facilities	100	-	-	-
Social Infrastructure Planning Framework	100	-	-	-
Cultural Services	-	-	52	-
West Dapto Vision Implementation - Cultural Strategy & Plan	-	-	52	-
Aquatic Services	-	100	-	-
Surf Club Strategy	-	100	-	-
Botanic Garden and Annexes	-	60	196	-
Mt Keira Summit Park Interpretation Design Guide	-	-	50	-
Botanic Gardens Design Investigation for Asset Improvement	-	60	146	-
Parks and Sportsfields	477	61	-	32
Bellambi Foreshore Precinct Plan	112	61	-	-
Fred Finch Park Plans & Studies	35	-	-	-
Hill 60 Tunnels Reopening- Detailed Concept Plans	125	-	-	-
Feasibility Study Synthetic Football Pitch in Planning Area	88	-	-	-
Stuart Park Masterplan	77	-	-	-
Fred Finch Park Lighting Feasibility	40	-	-	-
MacCabe Park Masterplan + Feasibility Investigations	-	-	-	32
Property Services	-	103	-	-
Draft Bulli Showground Masterplan - Feasibility Assessment and Community Consultation Phase	-	103	-	-
Total Expenditure *	2,245	1,606	1,157	911

*Expenditure shown above is for full project cost. A number of projects are supported from external grant funds or internal restrictions

West Dapto

A significant part of Wollongong's service and population growth is expected to be centred on new residential developments at West Dapto in Wollongong's south-west. Growth in West Dapto will require significant new services supported by a substantial level of new infrastructure. Supporting Documents, such as the West Dapto Local Environment Plan, Infrastructure Plan, Access Strategy and West Dapto Development Contribution Plans have articulated proposed services, assets and potential future sources of funds to some extent and this has informed the development of a West Dapto release area financial forecast model. The implications of this model have been incorporated into the financial forecasts. The model is based on extremely broad assumptions for actions that may vary markedly as the future unfolds. A conservative approach has been taken that assumes a self-funding model and only includes agreed grant programs in these forecasts. The financial impacts of West Dapto are further discussed in the Current Assumptions and financial management principles throughout the document.

Potential Initiatives

There are several other potential initiatives or programs that have not been included in the financial estimates or draft Infrastructure Delivery Program at this stage due to the lack of certainty around the timing, funding and/or probability of completion. These include actions such as:

- Foreshore Parking Strategy implications
- Community & Recreation facilities at West Dapto
- Potential sale of Council owned land in West Dapto
- Grand Pacific Walk future stages
- Further street lighting alternate lighting technologies
- Beaton Park Re-development
- Wollongong Entertainment Centre Precinct
- Bellambi Foreshore
- Potential property development
- Disaster recovery works

Other Risks and Exposures

The financial forecasts are based on the information available at a point in time and may be impacted by external factors. There are several potential risk areas that include:

- **Economic volatility & upward price trends.** While our current indices are premised on a higher than anticipated increase for labour and a 6.75% increase for commodities for 2023-2024 and small increases beyond that, current economic conditions indicate the potential for more significant movements and volatility in the immediate future that are not included within budget.
- **Supply of contractors, materials and employees.**
- **Financial Assistance Grant.** Council currently receives an annual allocation of approximately \$20M per annum that represents 6.4% of total operating revenues. Potential changes to distribution and indexation application may impact on financial forecasts.
- **Superannuation Defined Benefits Scheme.** While final additional payments were expected to end in the 2021-2022 financial year, an extension into 2022-2023 and a further extension into 2023-2024 have been advised and is included in the financial forecasts. The additional payment has also been included as a contingency in future years.
- **Interest on investments.** Impacted by continued volatility in investment market conditions. In line with the Financial Strategy, additional returns above the baseline set in the Long Term Financial Plan will be treated as short term capacity within the strategic planning process and allocated on a non-recurrent basis.
- **Waste Facility Income and Operational Costs.** The waste facility forecasts include \$10.8M income projections from commercial customers that are subject to increasingly competitive external market conditions. Operational costs in this area may also be impacted by changing environmental compliance requirements and emerging technologies.
- **Review of Rate Pegging.** IPART is currently conducting a review of the Rate Pegging methodology. The impact of this on future Rate income is unknown.
- Shifts in policy in other layers of Government that may affect funding or expenditure requirements.

Financial Budget Reports

The following budget reports are provided for the 2023-2024 Budget and Long Term Financial Position:

Whole of Council Four Year Financial Forecasts:

- Income Statement
- Funding Statement (including Capital Budget)
- Statement of Financial Position
- Statement of Cash Flows
- Services Financial Report

WOLLONGONG CITY COUNCIL				
4 Year Financials				
	2023/2024 Forecast \$'000	2024/2025 Forecast \$'000	2025/2026 Forecast \$'000	2026/2027 Forecast \$'000
INCOME STATEMENT				
Income From Continuing Operations				
Rates and Annual Charges	232,236	244,317	254,911	267,807
User Charges and Fees	38,983	40,338	41,514	42,724
Interest and Investment Revenues	5,693	5,556	5,615	6,193
Other Revenues	6,000	6,129	6,308	6,540
Fair Value Adjustment on Investment Properties	198	202	207	211
Rental Income	6,264	6,467	6,677	6,886
Grants and Contributions - Operating	29,153	28,929	29,190	29,486
Capital Grants & Contributions	38,728	39,725	51,286	45,715
Total Income From Continuing Operations	357,255	371,664	395,707	405,563
Expenses From Continuing Operations				
Employee Costs	153,598	158,845	164,589	170,265
Borrowing Costs	548	557	587	338
Materials and Contracts	94,061	100,142	102,701	106,568
Other Expenses	23,592	24,090	27,755	25,727
Depreciation, Amortisation + Impairment	79,116	81,969	85,066	88,275
Internal Charges (labour)	(20,519)	(21,239)	(22,009)	(22,752)
Internal Charges (not labour)	(2,557)	(2,535)	(2,522)	(2,510)
Profit/Loss on Disposal of Assets	0	(2,260)	0	0
Total Expenses From Continuing Operations	327,839	339,570	356,167	365,911
Operating Result from Continuing Operations	29,416	32,095	39,540	39,652
Operating Result [pre capital]	(9,312)	(7,631)	(11,746)	(6,063)

WOLLONGONG CITY COUNCIL				
4 Year Financials				
	2023/2024 Forecast \$'000	2024/2025 Forecast \$'000	2025/2026 Forecast \$'000	2026/2027 Forecast \$'000
FUNDING STATEMENT				
Net Operating Result for the Year	29,416	32,095	39,540	39,652
Add back :				
- Non-cash Operating Transactions	96,889	98,007	103,993	107,583
- Restricted cash used for operations	13,605	12,353	14,940	10,299
- Income transferred to Restricted Cash	(59,127)	(58,822)	(71,226)	(67,053)
- Payment of Right of Use Leases	(152)	(132)	(135)	(138)
- Payment of Accrued Leave Entitlements	(15,251)	(15,763)	(16,307)	(16,870)
Funds Available from Operations	65,379	67,739	70,805	73,472
Loans repaid	(2,564)	(656)	0	0
Operational Funds Available for Capital Budget	62,815	67,084	70,805	73,472
CAPITAL BUDGET				
Assets Acquired	(98,784)	(106,845)	(94,018)	(82,669)
Contributed Assets	(7,876)	(7,014)	(5,871)	(14,585)
Transfers to Restricted Cash	(8,546)	(2,697)	(3,022)	(3,320)
Funded From :-				
- Operational Funds	62,815	67,084	70,805	73,472
- Sale of Assets	1,728	3,989	1,731	1,748
- Internally Restricted Cash	11,913	9,765	12,100	10,210
- Borrowings	0	0	0	0
- Capital Grants	17,393	14,245	9,992	0
- Developer Contributions (previously S.94)	13,834	13,541	4,530	250
- Other Externally Restricted Cash	0	1,000	0	0
- Other Capital Contributions	8,676	7,014	5,871	14,585
TOTAL FUNDS SURPLUS / (DEFICIT)	1,151	80	2,116	(309)

WOLLONGONG CITY COUNCIL				
4 Year Financials				
	2023/2024 Forecast \$'000	2024/2025 Forecast \$'000	2025/2026 Forecast \$'000	2026/2027 Forecast \$'000
STATEMENT OF FINANCIAL POSITION				
CURRENT ASSETS				
Cash and cash equivalents	126,725	129,881	155,446	186,660
Investments	14,081	14,431	17,272	20,740
Receivables	27,866	28,990	30,865	31,634
Inventories	461	461	461	461
Contract assets	9,711	9,711	9,711	9,711
Assets held for sale (previously non-current)	0	0	0	0
Other	7,110	7,217	7,361	7,508
TOTAL CURRENT ASSETS	185,954	190,690	221,115	256,713
NON-CURRENT ASSETS				
Inventories	5,972	5,972	5,972	5,972
Investment property	5,992	6,194	6,401	6,612
Intangible assets	76	76	76	76
Right of use assets	1,094	1,094	1,094	1,094
Infrastructure, property, plant and equipment	3,398,252	3,419,663	3,424,356	3,421,776
TOTAL NON-CURRENT ASSETS	3,411,385	3,432,999	3,437,898	3,435,529
TOTAL ASSETS	3,597,339	3,623,689	3,659,013	3,692,243
CURRENT LIABILITIES				
Payables	29,506	30,561	32,055	32,932
Provisions < 12 Months	16,537	16,785	17,121	17,463
Provisions > 12 Months	40,908	41,522	42,352	43,199
Contract liabilities	5,491	5,491	5,491	5,491
Interest bearing liabilities	656	0	0	0
Lease liabilities	132	135	138	141
TOTAL CURRENT LIABILITIES	93,230	94,495	97,158	99,228
NON-CURRENT LIABILITIES				
Interest bearing liabilities	20	20	20	20
Lease liabilities	551	436	314	185
Provisions	22,631	15,737	8,980	616
TOTAL NON-CURRENT LIABILITIES	23,202	16,193	9,314	822
TOTAL LIABILITIES	116,432	110,688	106,472	100,050
NET ASSETS	3,480,907	3,513,001	3,552,541	3,592,193
EQUITY				
Accumulated surplus	(1,456,524)	(1,482,339)	(1,487,619)	(1,492,129)
Surplus (Deficit) for period	(29,416)	(32,095)	(39,540)	(39,652)
Revaluation reserves	(1,862,283)	(1,862,283)	(1,862,283)	(1,862,283)
Restricted assets	(132,684)	(136,284)	(163,100)	(198,129)
TOTAL EQUITY	(3,480,907)	(3,513,001)	(3,552,541)	(3,592,193)

WOLLONGONG CITY COUNCIL				
4 Year Financials				
	2023/2024 Forecast \$'000	2024/2025 Forecast \$'000	2025/2026 Forecast \$'000	2026/2027 Forecast \$'000
STATEMENT OF CASH FLOWS				
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts				
Rates and annual charges	230,427	243,193	253,036	267,039
User charges and fees	38,983	40,338	41,514	42,724
Investment and interest revenue received	5,693	5,556	5,615	6,193
Grants and contributions	60,005	61,640	74,605	60,617
Other operating receipts	12,173	12,489	12,840	13,279
Payments				
Employee benefits and on-costs	(130,827)	(135,417)	(140,337)	(145,198)
Materials and contracts	(90,917)	(96,551)	(98,685)	(103,181)
Borrowing costs	(104)	(29)	(20)	(17)
Other	(23,592)	(24,090)	(27,755)	(25,727)
NET CASH PROVIDED BY (OR USED IN) OPERATING ACTIVITIES	101,842	107,130	120,812	115,728
CASH FLOWS FROM INVESTING ACTIVITIES				
Receipts				
Sale of Investment securities	(209)	(351)	(2,841)	(3,468)
Sale of infrastructure, property, plant and equipment	1,728	3,989	1,731	1,748
Payments				
Purchase of infrastructure, property, plant and equipment	(98,784)	(106,845)	(94,018)	(82,669)
NET CASH PROVIDED BY (OR USED IN) INVESTING ACTIVITIES	(97,266)	(103,207)	(95,128)	(84,389)
CASH FLOWS FROM FINANCING ACTIVITIES				
Receipts				
Proceeds from borrowings and advances	0	0	0	0
Payments				
Repayments of borrowings and advances	(2,564)	(656)	0	0
Repayment of lease finance liabilities	(129)	(112)	(118)	(125)
NET CASH PROVIDED BY (OR USED IN) FINANCING ACTIVITIES	(2,693)	(768)	(118)	(125)
NET INCREASE (DECREASE) IN CASH & CASH EQUIVALENTS HELD	1,883	3,155	25,565	31,214
Cash and cash equivalents - beginning of period	124,843	126,725	129,881	155,446
CASH & CASH EQUIVALENTS AT EOY	126,725	129,881	155,446	186,660
PLUS other investment securities	14,081	14,431	17,272	20,740
TOTAL CASH & INVESTMENTS	140,806	144,312	172,718	207,399

WOLLONGONG CITY COUNCIL				
Services - 4 Year Financials				
	2023/2024	2024/2025	2025/2026	2026/2027
	Forecast	Forecast	Forecast	Forecast
	\$'000	\$'000	\$'000	\$'000
Operating Result [Pre Capital]				
Goal 1 - We value and protect our environment				
Development Assessment and Certification	(5,164)	(5,368)	(5,604)	(5,814)
Emergency Management	(6,348)	(6,579)	(6,808)	(7,047)
Environmental Services	(2,660)	(3,068)	(2,531)	(2,619)
Land Use Planning	(3,720)	(3,957)	(4,251)	(4,515)
Natural Area Management	(4,287)	(4,360)	(4,482)	(4,590)
Regulatory Compliance	(2,525)	(2,931)	(3,055)	(3,167)
Stormwater Services	(19,767)	(20,229)	(20,774)	(21,533)
Waste Management	2,923	3,108	3,032	5,152
Goal 2 - We have an innovative and sustainable economy				
City Centre Management	(2,773)	(2,823)	(2,875)	(2,906)
Economic Development	(2,666)	(2,758)	(2,844)	(2,931)
Tourist Parks	1,396	1,385	1,381	1,388
Goal 3 - Wollongong is a creative, vibrant city				
Cultural Services	(7,757)	(8,118)	(8,209)	(8,575)
Engagement, Communications and Events	(3,003)	(3,116)	(3,240)	(3,353)
Goal 4 - We are a connected and engaged community				
Aged and Disability Services	(17)	(31)	(48)	(70)
Community Programs	(1,923)	(2,004)	(4,969)	(2,143)
Corporate Strategy	(1,330)	(1,469)	(1,762)	(1,835)
Integrated Customer Service	(3,201)	(3,320)	(3,445)	(3,563)
Libraries	(12,098)	(13,269)	(13,545)	(13,952)
Property Services	1,468	1,694	1,837	1,879
Youth Services	(1,364)	(1,410)	(1,458)	(1,507)
Goal 5 - We have a healthy community in a liveable city				
Aquatic Services	(15,148)	(15,710)	(16,116)	(16,645)
Botanic Garden and Annexes	(3,866)	(4,057)	(4,334)	(4,280)
Community Facilities	(5,337)	(5,311)	(5,427)	(5,590)
Leisure Centres	(1,214)	(1,272)	(1,338)	(1,401)
Memorial Garden and Cemeteries	(609)	(640)	(671)	(698)
Parks and Sportsfields	(23,381)	(23,566)	(24,158)	(24,863)
Public Health & Safety	(710)	(740)	(772)	(802)
Goal 6 - We have affordable and accessible transport				
Transport Services	(44,534)	(45,669)	(47,240)	(48,710)
Support Services				
Employee Services	(9,081)	(9,333)	(9,654)	(9,950)
Financial Services	203,328	211,168	217,377	225,574
Governance and Administration	(11,974)	(13,430)	(12,232)	(12,536)
Infrastructure Strategy & Support	(8,870)	(7,132)	(9,923)	(10,400)
Information Management and Technology	(12,889)	(13,061)	(13,322)	(13,752)
Internal Charges Service	(210)	(256)	(285)	(310)
Operating Result [pre capital]	(9,312)	(7,631)	(11,746)	(6,063)

Budget 2023-2024

Current Assumptions

Service levels

The current budget includes service levels as outlined in the adopted Resourcing Strategy and Draft Delivery Program 2022-2026 and Operational Plan 2023-2024. Estimates for expenses and income in future years have been applied based on existing service level unless a decision has been made, or a plan is in place, to vary this level. The detail of services to be provided is outlined in the Delivery Program. Changes to existing services or levels of service progressed through the strategic planning process are incorporated into forward estimates as deployment delivery strategies are confirmed.

Indexation

The financial forecasts are comprised of recurrent and non-recurrent income and expenditure. Non-recurrent items have specified values and timing of delivery. Recurrent items may be subject to the application of indices or set based on known commitments for expenditure, such as loan repayments, or may be adjusted for volume impacts or future pricing changes.

Where indices have been used, these are based on information from a number of sources including various bank financial reports and economic reports and ABS publications. The annual process of preparing and reviewing the financial forecasts for the long-term financial plan involves an initial review of the indices, followed by continuous updates throughout the process to account for any significant changes. Variations in recurrent budget costs in excess of expected indices will be considered through the strategic planning process and included in budget where agreed. The base for 2023-2024 has been sourced from information available in January 2023.

The financial forecasts have been prepared using the following indices where applicable:

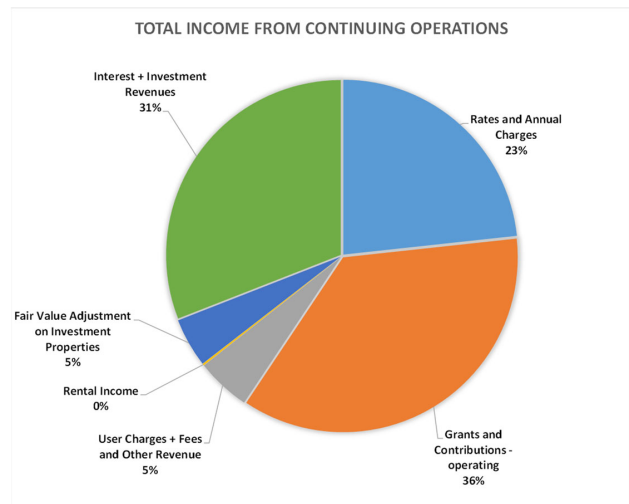
	2023/24 Forecast	2024/25 Forecast	2025/26+ Forecast
Rate Increase	3.70%	4.40%	3.50%
Rate Increase - supplementary rate growth	0.40%	0.40%	0.40%
Rate Increase - IPART population growth gap		0.30%	0.30%
Fees & Charges	5.90%	2.90%	2.90%
Interest Rate (90 day bill rate)	3.70%	3.70%	3.70%
Interest Rate (borrowings)	4.60%	4.60%	4.60%
Labour*	2.00%+	3.30%	3.40%
Superannuation Guarantee	11.00%	11.50%	12.00%
CPI General Increase	6.75%	3.50%	3.00%
Utilities			
- electricity	4.30%	3.80%	3.60%
- street lighting	4.30%	3.80%	3.60%
- other utilities	4.30%	3.80%	3.60%
<i>*2023/24 pending NSW Local Government (State) Award negotiations</i>			

Note: Further information regarding the indices above can be found in the relevant Revenue or Expenses sections below.

The following information under the headings of Revenue and Expenses, provide additional details for key areas.

Revenue

Revenue Type	2023/24 Budget (\$M)
Rates and Annual Charges	232.2
Grants and Contributions - operating	29.2
User Charges + Fees and Other Revenue	45.0
Rental Income	6.3
Fair Value Adjustment on Investment Properties	0.2
Interest + Investment Revenues	5.7
Capital Grants and Contributions	38.7
Total Income from Continuing Operations	357.3



Rates

Rate increases are set by IPART who use as a base reference the Local Government Cost Index (LGCI) which is considered a better measure of cost impacts on councils than CPI. The rate peg is based on the change in the Local Government Cost Index (LGCI) and consideration of a productivity factor. However, IPART has discretion over the rate peg percentage and can adjust the rate peg above the percentage produced by the LGCI and productivity factor, if considered appropriate.

The LGCI is currently based on Australian Bureau of Statistics for the period to June of the year before the date to be applied. As publications are not available that provide forecast data beyond that current date, the Long Term Financial forecasts beyond 2023-2024 for rates have been based on the expected labour and CPI increases.

IPART has recommended an increase of 3.7% for 2023-2024 reflecting zero population growth based on a reduction in population reported in the Census. The absence of a Population Growth factor does not represent Council's actual experience of a substantial increase in properties and, therefore, costs will increase while increased revenue has not been achieved. This discrepancy appears to be due to the timing of the introduction of the Population Growth Factor, the existing Australian Bureau of Statistics (ABS) estimates being high and the timing of the Census.

In line with IPART's decision, Council's Rates budget for 2023-2024 is based on a 3.7% increase being the permissible maximum.

There is an underlying assumption in the long term financial plan projections that Council rates revenue will grow by 0.7% per annum for new properties (Rates Growth - excluding West Dapto). This is based on historical trends and future expectations. Of the 0.7% increase, it is anticipated that 0.4% of that additional revenue will be achieved through supplementary rates growth and 0.3% will be provided through the Population Growth allowance in the IPART Rate Peg for Wollongong.

In addition, growth has been built into the long term forecasts for expected development at West Dapto and this has been aligned with the estimated staging of that release area.

In addition to general rates, Council currently applies two Special Rates, the Mall Special Rate, and the City Centre Special Rate. It is proposed that the City Centre Special Rate not be applied in 2023-2024. The Mall Special Rates are projected to generate \$1.29M of revenue for 2023-2024 and be indexed in line with the Rate Peg over the remainder of the Long Term Financial Plan.

The projected rate revenues shown below are based on the current rating structure and property information as at February 2022 and these projections will change marginally through the planning process as property information changes. More detailed information relating to the rates and rating policy will be provided as part of the Draft Revenue Policy, Rates, Annual Charges and Fees 2023-2024.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Rates Revenue	183,670	191,728	202,005	211,107	220,589

With the development of new properties in West Dapto, there will be increasing rate revenue for Council over time. This revenue increase will precede operational demand and assets built will require little renewal or maintenance for approximately seven to 15 years, creating a perception of improved financial capacity. Experience has shown the potential for long term negative impacts on budgets if the delayed expense pattern results in additional rate revenue being used to fund other recurrent operations.

To assist in managing this, the Financial Strategy requires that increased annual rate revenue created from subdivision in West Dapto will be restricted and only allocated to operational expenditure as the area develops. The annual revenue will be made available to meet infrastructure or planning requirements in the area or be applied to meet existing infrastructure renewal requirements.

Pensioner Rebates

Council is required to provide a rebate to pensioners under the Local Government Act and has also continued to provide a voluntary rebate to eligible pensioners who were receiving a Council rebate prior to 1994. There is a steady increase in the number of rate payers who are entitled to the NSW Government pensioner rebate, while rate payers still entitled to the Council rebate dwindles slowly as entitlement has been held to only those pensioners who were eligible for the rebate in 1993.

The compulsory pensioner rebate to eligible rate payers is 50% of rates and annual charges up to \$250. This rebate has not been increased by the State Government since it was introduced over 25 years ago. A significant portion (55%) of this rebate is funded from government subsidy which is included in untied grant revenues. The component funding splits are 50% from the NSW Government and 5% from the Australian Government.

The voluntary Council rebate is indexed annually in line with the rates increase.

Pensioner rebates and subsidy are netted off against Rates Revenue for reporting purposes.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Pensioner Rebates					
Pensioner Rate Rebate - Statutory s575	2,790	2,820	2,850	2,880	2,910
Pensioner Rate Rebate - Council s582	275	275	275	275	275
Pensioner Rate Subsidy	(1,420)	(1,551)	(1,568)	(1,584)	(1,601)
Total Pensioner Rates Rebates	1,645	1,544	1,557	1,571	1,584
Pensioner DWM Rebate - Statutory s575	831	838	846	853	861
Pensioner DWM Rebate - Council s582	67	67	67	67	67
Pensioner DWM Subsidy	(470)	(498)	(502)	(506)	(511)
Total Pensioner DWM Rebates	428	408	411	415	417
Total Pensioner Rebates	2,074	1,952	1,969	1,986	2,002

Annual Charges

Domestic Waste Management Services

Annual Charges revenue is predominately from Domestic Waste Management. Under the Local Government Act, Council must not apply income from an ordinary rate towards the cost of providing domestic waste management services. Income obtained from charges for Domestic Waste Management must be calculated to not exceed the reasonable cost to the council of providing those services.

The charge calculated is based on full recovery of the service, including appropriate charge for the domestic waste tipping fees at Whytes Gully. The Waste Facility tipping charge includes pricing for future capital costs associated with the management of the facility and long term site remediation.

In determining the annual Domestic Waste Management Charge, Council must include all expenditure that relates to the delivery of this service and may include provision for future increases to allow for equalisation of pricing from year to year. This is considered a prudent approach as the waste area is subject to changing industry regulation, costs and operational requirements that have the potential for significant variations in the future. Equalisation funds, along with any annual improvements beyond planned results for the delivery of the domestic waste service, are held as externally restricted cash.

In determining the amount to be charged, Council has calculated its cost per annum under the following headings.

Domestic Waste Management Cost 2023-24	
\$'000s	
Waste Facility	
Waste Disposal Cost	16,057
Capital Contribution	571
	16,628
Collection Costs	
Collection & Processing Contracts	21,884
Education & Promotion	569
Operational & Administration Costs	2,982
	25,434
Pricing Equalisation	(1,895)
Statutory Charges	
Pensioner Rebate	906
Total Expenditure	41,073
Pensioner Subsidy	(498)
Other Revenue	(102)
Total Domestic Waste Management Cost	40,472

The financial projections shown below are preliminary and may change through property and service adjustment prior to finalisation and adoption of the 2023-2024.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Domestic Waste Management Revenue					
Annual Charges Domestic Waste Management	38,356	40,476	42,256	43,735	47,134

Stormwater Management

Council levies a Stormwater Management Charge on all parcels of rateable land categorised as Residential or Business, other than those exempted under the Local Government Act. Pricing of the Stormwater Management charge has remained unchanged for 2023-2024. The rate has remained static since the original setting by the State Government in April 2006.

The actual previous yield and future estimates from Stormwater are shown below. The income from this charge is transferred to the Stormwater Management Restricted Asset and the projects proposed to be funded from this revenue are detailed below.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Stormwater Management Revenue					
Annual Charges Stormwater Management Service	1,888	1,985	2,024	2,055	2,087

Stormwater Management Service

The Wollongong Local Government Area is prone to high intensity rainfall which can lead to flash flooding. The quantity of runoff during periods of high intensity rainfall is large and only a small proportion of the total flow is carried within both the stormwater networks and creek channels. As a result, floodplain inundation is substantial, often fast-flowing and at considerable depths. During these periods of high intensity rainfall, flooding is generally characterised by rapid rises and falls in water level.

Sustainable management of stormwater is crucial to the functioning of the city's natural assets and the management of stormwater flows is critical to the safety of the people of Wollongong. Accordingly, there is an urgent need to address water quality and water quantity (volumes and flow rates) issues throughout the city.

To protect our residents, infrastructure and natural assets, Wollongong City Council is addressing the important role water quality and quantity plays in the management of our city's social, economic and natural environment through the Stormwater Management Service Charge. This charge assists in funding the improvements to the drainage networks and maintenance of the stormwater drainage system in the city.

In addition, the Stormwater Charge enables Council to provide additional support to implement the strategies identified in Council's Floodplain Risk Management Plans that have been prepared and periodically reviewed for all Wollongong catchments. The total forecast cost of implementing all the strategies in these Plans exceeds \$140M.

Every community member will benefit from the Stormwater Management Service Charge through the improvement of infrastructure that affects the way we live and ultimately our environment. It will allow Council to address critical stormwater management tasks that have been identified to significantly benefit both present and future generations.

Council will utilise the Stormwater Management Service Charge to deliver increased services (new or additional stormwater management services) in the management of stormwater including:

- planning, construction and maintenance of drainage systems including pipes, channels, retarding basins and waterways receiving urban stormwater;
- planning, construction and maintenance of stormwater treatment measures, including gross pollutant traps and constructed wetlands;
- planning, construction and maintenance of stormwater harvesting and reuse projects;
- planning and undertaking of community and industry stormwater pollution education campaigns;
- inspection of commercial and industrial premises for stormwater pollution prevention;
- clean up of stormwater pollution incidents (charge can fund a proportion);
- water quality and aquatic ecosystem health monitoring of waterways, to assess the effectiveness of stormwater pollution controls (charge can fund a proportion), and
- monitoring of flows in drains and creeks to assess the effectiveness for flow management (flooding) controls (charge can fund a proportion).

The Stormwater Management Service Charge enables Council to deliver important stormwater management activities including stormwater quantity and stormwater quality projects.

Examples of some of the high priority works in the Stormwater Management Service Charge include:

Stormwater Quantity Management

Large sections of Wollongong are flood risk affected and have a history of flooding, an example of which is the August 1998 flood. This illustrates the need for an integrated long term solution. In response, Council is systematically investigating the risks of flooding with the aim of developing mitigating strategies. This is dealt with through the Floodplain Management program.

Floodplain Management can cover a range of activities to reduce potential flood damage within a catchment including:

- design and construction of flood mitigation works;
- policy and planning control review, and
- purchase of 'at risk' properties.

Stormwater Quality Management

Stormwater quality and quantity can play a significant direct or indirect role in the degradation of the natural environment. Council has prepared Estuary Management Plans and Coastal Zone Management Plan as part of the NSW Government's initiatives for managing stormwater. These Plans have shown a reduction in water quality due to increased sedimentation, nutrients and pathogens which has led to:

- a degradation of aquatic habitat, and
- reduced stream fish and invertebrate populations.

Solutions identified in the Estuary Management Plans and Coastal Management Program include the installation and maintenance of Stormwater Quality Improvement Devices (SQIDs) at a number of locations and innovative water treatment techniques of both on-line and off-line wetland schemes to reduce harmful nutrient and sediment loads on Lake Illawarra and other estuaries.

Declared Dam Management

The Dam Safety Regulation 2019 reflects the changing standards and practice applied to dams with an emphasis on safety and accountability for the public and the environment. The legislation requires Council to have a Dam Safety Management System (DSMS) which complies with ISO 55001 and a Dam Safety Management Plan (DSMP) that meets the requirements of the Act and Regulations. Due to this change, Council is undertaking the following:

- Rewrite of Dam Safety Emergency Plans (DSEP) and Operations and Maintenance Plans (O&MP).
- Development of emergency training curriculum and programs.
- Additional detailed monitoring and reporting.
- Additional risk management documentation.

Stormwater Management Service Charge Project Program

The table below provides details of how additional projects, listed by theme, are to be funded by the Stormwater Management Service Charge.

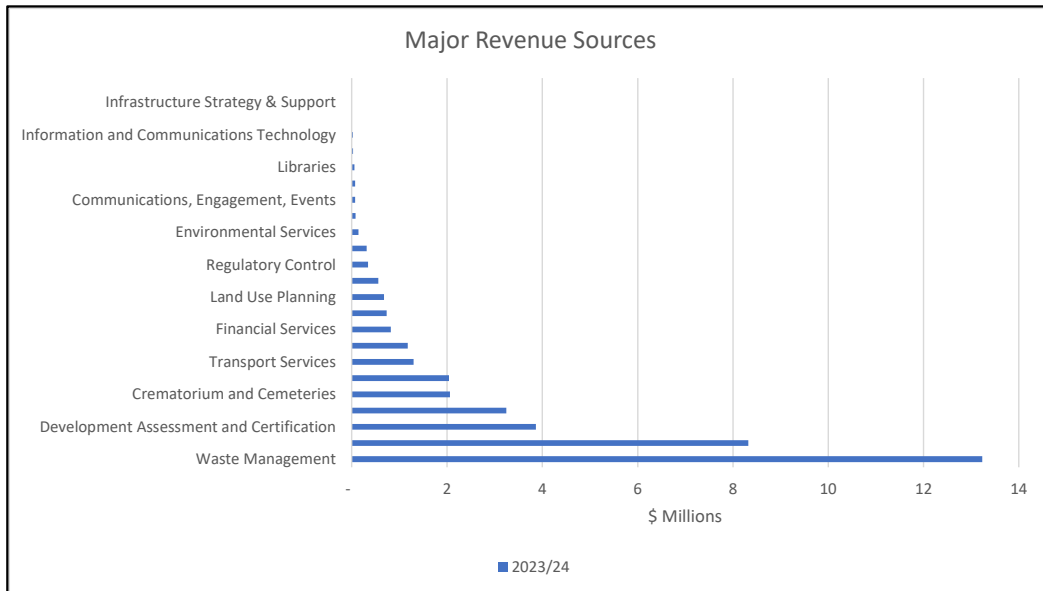
Project Theme	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000
Stormwater Management Service Charge Income					
Unspent funds brought forward from previous year	2,378	2,393	2,500	1,742	2,116
Annual Charge	1,888	1,985	2,024	2,055	2,087
Available funds	4,265	4,378	4,524	3,797	4,203
Proposed Expenditure					
Stormwater Quality Management	821	762	1,712	712	713
Stormwater Operational Management	796	862	815	757	833
Dam Safety Management	254	254	254	212	118
Total Proposed Expenditure	1,872	1,879	2,782	1,682	1,664

Waste Management Services – Non-Domestic Premises

Council levies a Waste Management fee on approximately 503 non-residential properties where approved. The operations of this service are currently managed through the kerbside collection contracts and costs have not been separated from Domestic Waste Management. The fee for this service is set in line with Domestic Waste Management fees to avoid cross subsidisation.

User Fees, Charges and Other Revenue

User Fees, Charges and Other Revenue account for 12% of Council's revenue [pre-capital income]. The major elements are shown in the below table.



Council's user fees and other income is primarily attributable to its commercial operations of Council's waste facility, tourist parks, property management, recreation centre, heated swimming pools and other park facilities. Other significant income sources include planning and building applications, ranger services (including parking infringements) and Memorial Gardens and cemeteries. Some of these operations represent commercial activities and compete in the marketplace, such as the leisure centres and tourist parks

Council charges a range of fees. Proposed fees and charges for 2023-2024 are included in the Draft Revenue Policy, Rates, Annual Charges and Fees 2023 – 2024 attachment. The income received from fees reduces the rate revenue and other untied income required for these services. Other charges are generally not for service and include penalty income, leasing, recoveries, sponsorship etc.

While IPART have determined a 3.7% cost index for councils based on indexes as at June 2022, the estimated increase in costs for Council delivery in 2023-24 far exceeds that index. Council has forecast a 6.75% increase in the cost of its resources, while there is evidence in recent months of higher increases in many resources such as road works, plant and equipment, etc. In reflection of these costs that are central to deliver a 5.9% increase is proposed for Fees and Charges generally. In some cases, fees based on market rates, rate of return, or full recovery have been varied specifically, while statutory fees that are set externally.

Interest on Investments

Interest and investment revenues shown in the Income Statement are inclusive of interest on Council's investment portfolio and charges for overdue rates applied at statutory percentage.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Interest on Investments and transfers of Interest to Restricted Assets					
Sources					
General Interest	3,706	4,963	4,801	4,836	5,392
Property Rating	684	730	755	778	801
	<u>4,390</u>	<u>5,693</u>	<u>5,556</u>	<u>5,615</u>	<u>6,193</u>
Interest transferred to Restricted Assets	687	3,122	3,098	3,274	3,903
Net General Interest after Restricted Assets transfers	<u>3,703</u>	<u>2,571</u>	<u>2,459</u>	<u>2,340</u>	<u>2,290</u>

Investment portfolio income forecasts are based on anticipated cash holdings and projected interest rates that are derived from several sources including banking sector projections and Council's investment adviser. Projected interest rates are based on forecast 90 day bill rates plus a small premium to reflect current investment strategies and the continuing performance of Council's investment portfolio compared to this benchmark. Cash holdings projections are drawn from the budgeted revenues and expenditures in the budget and anticipated internal and external restricted cash balances. Council is required to restrict any interest attributed to Development Contributions, Domestic Waste Management and a number of grants.

Investments are made in accordance with the adopted Policy Guidelines which are compliant with the Office of Local Government Guidelines and the Local Government Act 1993 - Investment Order.

There has been significant movements in interest rates over the past 12 months that is impacting on this revenue stream. Interest revenues included in the financial projections for 2023-2024 onwards are of a preliminary nature and require review through the budget development process. In line with the Financial Strategy, additional returns above the baseline set in the Long Term Financial Plan will be treated as short term capacity within the strategic planning process and allocated on a non-recurrent basis.

The Civic Risk West (formerly Westpool) and Civic Risk Mutual (formerly United Independent Pools) Self Insurance pools were combined into CivicRisk Mutual Limited at 1 July 2020 and are no longer recognised as joint ventures. The change in business structure means this will be reported as a passive interest financial asset under the Australian Accounting Standards (AASB 9 Financial Instruments). As there are many unknown elements that impact on the valuation of this item and definitive trend information is not available, a budget is not provided for this or the fair value movement on other investments.

Operational Grants

The Financial Strategy states that Council will actively pursue grant funding and other contributions to assist in the delivery of core services.

NSW and Commonwealth Government planning and announcement of one off specific purpose grants does not generally align with Council's planning cycle. It is anticipated that Council will become aware of, and make application for, a range of grants during the next reporting period that are not budgeted at this stage. Where grants are provided, the budget will be updated to make allowance for the additional income and expense of the program as approved.

Operational grant forecasts include annual funding from Federal and State sources for community transport and social support programs. Council has been delivering these services to the community for over 20 years and, in the last five years, those services have been operating at cost neutral to Council. The Commonwealth Government has commenced a reform of Aged and Disability Services that will impact on how these services may be delivered in the future and what Council's role may be. Advice has been received that funding has been confirmed for Social Support Services until June 2024.

It should be noted the current service model recovers all operational costs associated with this service delivery from external funding including accommodation costs, administrative support, use of IT facilities, etc. In the event Council no longer provides this service, there may be a negative impact if the operational costs attributed to this service cannot be recovered from other sources or be removed.

Financial Assistance Grant

The Financial Assistance Grant (FAG) is an Australian Government general purpose annual grant to local government distributed through the States. Although the Grant has two components, general purpose and roads component, it is an unconditional grant. The general purpose component is distributed to the States based on population whilst the road component is distributed based on a fixed share of the national pool.

The NSW Local Government Grants Commission is responsible for the distribution of the Grant to councils within the State. Distribution criteria include population changes, changes in standard costs, disability measures, local roads and bridges lengths and changes in property values. Allocation methodology of future funds is still uncertain and may have an impact on future receipts. The roads component budget has been indexed annually by CPI while no indexation has been applied to the general purpose component. There is a risk this may not reflect the actual increase.

The Australian Government may from time to time choose to partly prepay the annual grant allocation which can create a distortion of income on an annual basis. While there is been early payment of the first two or three quarters of the grant in the preceding year since 2018-2019, early payment is usually confirmed through the annual Federal Budget process, generally in April. The financial projections shown below assume that early payment of the 2023-2024 grant will not occur at this stage with a lower budget in the current year.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Financial Assistance (Revenue Sharing) Grant					
General Purpose component	4,438	17,396	17,396	17,396	17,396
Roads component	813	2,950	3,054	3,145	3,239
Total Financial Assistance Grant	5,251	20,346	20,450	20,541	20,636

Specific Purpose Operational Grants

There is a small range of Specific Purpose Operational Grants that are recurrent in nature and form part of Council's ongoing budget. The budget and forecast amounts for ongoing funding is provided below by service.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Specific Purpose Operating Grants					
Land Use Planning	226	0	0	0	0
Stormwater Services	464	233	233	233	233
Environmental Services	309	314	0	0	0
Natural Area Management	401	260	58	35	35
Transport Services	332	64	66	68	70
Aged and Disability Services	4,223	3,040	3,145	3,236	3,331
Community Programs	51	0	0	0	0
Cultural Services	436	0	0	0	0
Youth Services	5	5	5	5	5
Parks and Sportsfields	275	0	0	0	0
Development Assessment and Certification	100	0	0	0	0
Employee Services	4	4	4	4	4
Total Specific Purpose Operating Grants	6,825	3,919	3,511	3,581	3,678

Capital Income

Capital income refers to revenue that is specifically for additional assets acquired by Council. The funding may be in the form of cash contributions or may represent the value of assets dedicated to Council by land developers or other levels of Government. Capital income is inconsistent from one period to another and is also difficult to predict due to the nature of the transactions.

Wollongong City Council usually eliminates capital income from its key financial measures and discussions as it is not income that can be used to fund the day to day operations of the council or generally be used to replace existing assets. Capital income is, however, important as it is a source of funds that allow increased assets that can improve services and/or provide new services to growing areas such as roads, bridges, drains and playing fields in a new release area such as West Dapto. The operation of these assets will be reflected in Council's operating costs in future years and will form part of the operating financial measures at that time.

Any changes to the quantum or timing in the availability of these grants and contributions will have a direct impact on the capital works program. Impacts may include changes in timing of projects pending as alternate sources of funding or substitution of Council funding which may result in a delay in non-funded projects.

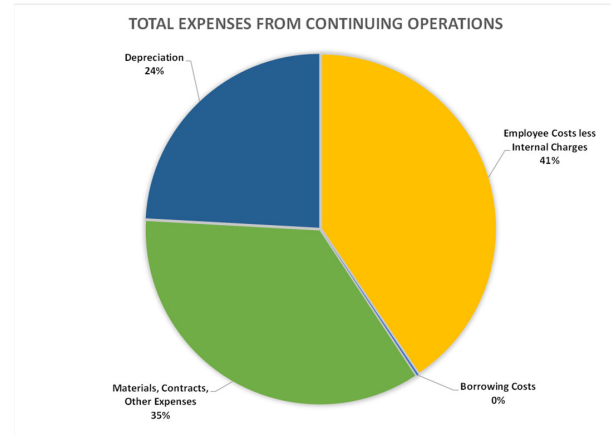
Profit/Loss on Disposal of Assets

A budget is not provided for the impact of asset disposals as the underlying assumption is that depreciation estimates should sufficiently recognise the asset value diminution over time. It is possible that income will be derived from profit on the sale of assets where the value of sale exceeds the carrying value of an asset, particularly where land under roads is sold as values have not been placed on such land until 2008.

The next section of this document discusses the key expense items of Council.

Expenses

Expense Type	2023/24 Budget (\$M)
Employee Costs less Internal Charges	133.1
Borrowing Costs	0.5
Materials, Contracts, Other Expenses	115.1
Depreciation	79.1
Profit/Loss on Disposal of Assets	0.0
Total Expenses from Continuing Operations	327.8



Employee Costs

Employee costs are inclusive of labour on costs such as superannuation, workers' compensation costs, parental leave, annual leave, provision for long service leave and payroll tax, where applicable. Superannuation expenditure forecasts are determined by fund membership as well as expected wage increases.

Salary & Wages

Labour and associated employee costs are based on position complement required to deliver current service levels and includes a small allowance for growth to provide for changing resourcing needs and labour market movements experienced over time. Additional labour costs related to specific non-recurrent projects (where identified) are also included.

Salary and wages costs are budgeted to reflect staff resources and cost with indicative indexation for increases beyond the current Enterprise Agreement (EA). The current EA covers the three years commencing 1 July 2021. The financial forecasts have been updated to reflect increasing cost and a potential increase above the previously forecast EA increase of 2%. 2023-2024 is the last year of the EA that includes an increase of 2% or the NSW Local Government (State) Award figure, whichever is greater.

Recurrent casual and overtime budgets are maintained to match the service and structure levels required for 2023-2024. It is usual that some of these budgets are exceeded during the year as additional employee resources are used for projects that are planned but not allocated to labour in the first instance, or for new projects introduced with funding.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Salaries & Wages					
Salaries & Wages	110,852	113,874	117,272	121,123	124,973
Superannuation	12,921	13,899	14,878	15,965	16,562
Fringe Benefits Tax	181	194	200	206	212
Labour Hire	63	67	69	71	74
Payroll Tax	53	56	58	60	62
Protective Clothing	334	356	369	380	391
Training Costs (excluding Salaries)	1,407	1,469	1,521	1,566	1,613
Change in Workers Comp Provision	267	280	289	299	309
Workers' Compensation Insurance	2,986	3,129	3,232	3,342	3,455
Other Employee Costs	3,407	3,051	3,294	3,326	3,737
Direct Labour Oncosts	17,412	17,224	17,664	18,251	18,876
Total Employee Salaries & Wages	149,883	153,598	158,845	164,589	170,264
Capitalised & Distributed Employee Costs	28,626	19,603	20,030	20,470	20,864
Total Operational Employee Salaries & Wages	121,257	133,995	138,816	144,119	149,400

The amount shown as Other Employees costs in future years is largely the result of projects or activities that are planned to be delivered by additional labour resources where these positions have not been sufficiently defined at this point in time to be recognised through the labour budget process.

Superannuation

Superannuation projections are based on Employee Establishment, casual labour estimates and superannuation scheme membership.

The majority of Council employees belong either to a defined benefits scheme, which ceased taking new members in 1991, or various accumulation schemes. Defined benefits scheme expenses are tied to employee contributions while accumulation scheme contributions are calculated as a pre-determined percentage of the employees' salary charged at the current Superannuation Guarantee Levy (SG) rate of 11%.

As part of the 2014 Federal Budget negotiations, previously legislated SG increases were paused until June 2021. There are now a series of 0.5% annual increases proposed from 2021-2022 to 2025-2026 which will bring the total levy to 12% by 1 July 2025.

Estimates for Defined Benefit Scheme members are based on Council contributing 1.9 times the employee's contribution plus a 'basic benefit' charge of 2.5% of salary or wages. Defined Benefit Scheme members who are at full contribution points, who are in the 'award' phase for contributions, are covered by a percentage contribution level reflecting the SG levels (basic benefit percentage + award percentage), similar to an accumulation scheme.

Councils have been required to make an additional annual contribution to the Defined Benefits Scheme initially for a period of 10 years to address funding requirements for remaining participants in the Scheme. The final payment of this top up was originally expected to be in 2018-2019 based on discussion with the Superannuation Board in 2014-2015 year. The requirement for an extension of the additional payment was subsequently extended until 2023-2024.

Further advice received from the Superannuation Board in January 2022, provided a reduction to the top up payment for the second half of 2021-2022 however notified of continuation of a \$1.0M top up payment required in 2022-2023. This has a significant impact on Council's financial position. Further advice in January 2023 has advised further continuance of the charge at the existing rate.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Superannuation	11,945	12,874	13,819	14,870	15,430
Defined Scheme Superannuation Top Up	976	1,025	1,059	1,095	1,132

Parental Leave

The current Enterprise Agreement provides for parental leave at full pay of 12 weeks maternity leave and nine weeks paternity leave. This is paid from a central provision and an estimate of this cost is distributed as part of the labour on costs. The actual and forecast takings are shown below.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Parental Leave	264	270	275	280	286

The Federal Government paid parental leave scheme (FGPPLS) does not impact this element of Council's on-cost. The FGPPLS funds the additional time through our payroll process, but Council does not incur any further entitlement impacts (ie, additional accrual of leave) as employees on the Federal scheme are effectively on 'leave without pay' from Council.

Workers' Compensation

Council has maintained a self-insurance licence for workers' compensation for over 20 years. Conditions for self-insurance include the requirement of an annual reassessment of liability by a qualified actuary. The value of the liability must be supported either by restricted cash or a bank guarantee. Council currently supports this liability through a bank guarantee. Under this arrangement, Council meets all workers' compensation related costs including salary and wages, medical and associated costs up to \$750,000 on any individual claim. Claims beyond this are supported by an external insurance policy. This policy is reviewed annually.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Workers Compensation					
Total Payments	2,986	3,129	3,232	3,342	3,455
Increase/(Decrease) in Provision	267	280	289	299	309

Salary & Wages Recovery

The cost of employees working on capital or other division's projects is allocated to the specific projects as work is completed (through work order costing). This includes design, survey, project management and supervision, community consultation and construction or maintenance staff. The Employee Cost budget includes labour costs for all employees and an estimate for the annual employee allocation budgeted to be recovered from capital works or other divisions. This recovery is shown in Internal Charges as a negative expense which reduces the operating cost to the correct level. Under this structure, the capital budget is required to include sufficient works to employ these resources and, where other divisional work is intended, it should be negotiated and provided for in advance.

Other Employee Costs

Learning & Development

The Learning & Development budget is held centrally with a portion provided for corporate programs and the remainder allocated to divisions. The following budget is for external provision of training and does not include programs that are delivered internally or labour costs.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Learning & Development					
Training, Conferences & Seminars	1,400	1,462	1,514	1,559	1,606

Cadets, Apprentices & Trainees

Council has a commitment to providing training opportunities through its cadet, apprentices, and trainee program. The following budget includes payments to employees under this scheme, other supporting expenses such as reimbursement of study expenses as well as allocation of support salary staff that administer the program. This is recognised as a corporate initiative with the budget held in a central area.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Cadets & Apprentices					
Cadets & Apprentices	2,348	2,478	2,495	2,571	2,627

Fringe Benefits Tax

Council incurs a range of fringe benefit costs, some of which are recovered through salary packaging. The majority of FBT exposure in future years is associated with housing benefits at tourist parks.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Fringe Benefits Tax					
Fringe Benefits Tax	181	194	200	206	212

Borrowing Costs (Financing)

Borrowings are considered as part of the Capital Budget process in accordance with the adopted Financial Strategy and Asset Management Policy.

The introduction of the Local Infrastructure Renewal Scheme (LIRS) by the State Government provided an incentive to councils to accelerate infrastructure renewal through a subsidised loan program. Council has been successful in securing subsidies for loans under the three rounds of the LIRS program and has entered into loans of \$20M in 2012-2013 for Round 1, \$4.3M in 2013-2014 for Round 2, \$15M for Round 3 in 2014-2015 and a further \$5.5M in 2016-2017. The LIRS program provides a loan subsidy of 4% for Round 1 and 3% for the subsequent rounds. Loan funds have been used to accelerate the City wide Footpaths, Shared Path Renewal, Missing Links Construction Program, building refurbishment works for Berkeley Community Centre, Corrimal Library and Community Centre, Thirroul Pavilion and Kiosk and to support the West Dapto Access – Fowlers Road project respectively. These loans are planned to be generally repaid over a 10 year period with final payment due in 2024-2025.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Borrowing Cost on LIRS					
Repayments	3,702	2,564	656	-	-
Interest	189	79	6	-	-
Recognise interest on loan funds associated with Local Infrastructure Renewal Scheme (LIRS) (excludes subsidy)					

The Infrastructure Delivery Program proposes works in Waste Services of \$35.8M over the next four years. These works are planned to be funded from the Waste Facility income that is collected through the gate fee over the life of the facility. The fees collected have exceeded the capital expenditure to date with the excess funds being held in the Waste Disposal Facility restricted asset. The programmed expenditure to 2026-2027 will require internal borrowing with internal interest allocated against the restricted during the period of debt to offset the lost income to general operations.

Materials, Contracts & Other Expenses

Forecasts for materials, contracts and other expenses are either specifically budgeted or based on existing service level resourcing plus indexation. The following sections and tables provide background to the key items in this category.

Environmental Protection Authority (EPA) Levy

The EPA levy is applicable to waste and cover materials going to landfill. Rates applicable are determined by the Office of Environment and Heritage based on geographic location, with Wollongong classified as being within the Extended Regulated Area. Application of the levy to cover materials was introduced in March 2007. Current operational expenditure forecasts and fee structures propose that Council will be able to source an amount of cover materials on site to reduce the overall cost of this levy.

A portion of the levy relates to Domestic Waste which is recovered through the Domestic Waste Management Charge.

Application of the levy to cover materials was introduced in March 2007. At Council's current landfill site, there are two types of cover materials in use: slag and VENM (Virgin Excavated Natural Material). The quantity of cover material required is impacted by tonnages of waste that are processed to landfill. The current model is based on slag cover ratio of 0.15 and VENM of 0.25 to waste tonnages. Both slag and VENM incur the EPA levy, however, VENM attracts a 10% pricing discount. Where cover materials are site sourced, these do not attract the levy. Current projections are based on Council being able to site source 100% up until 2023-2024 then 50% of VENM requirements on site for the next five years. Again, these projections are reviewed annually both in terms of waste tonnages and availability of site sourced materials as well as changes in practices that may impact on the quantity of material required.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
EPA Levy					
EPA Levy - Council	489	831	863	894	926
EPA Levy - Commercial	3,958	5,219	5,418	5,613	5,815
EPA Levy - Domestic	5,751	7,154	7,425	7,693	7,970
EPA Levy - Cover Material	727	792	822	852	883
TOTAL EPA Levy	10,925	13,996	14,528	15,051	15,593

Street Lighting

Street lighting costs are made up of an infrastructure charge and a consumption charge. Council also receives a rebate from the NSW Government resulting in a net cost to Council.

Council secured contracts for electricity and street lighting consumption pricing for a period of ten years commencing 1 January 2023.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Street Lighting	3,439	3,600	3,749	3,895	4,046
Street Lighting Subsidy	(714)	(714)	(714)	(714)	(714)

Emergency Services

Emergency services operations are contributed to by Council as below.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Emergency Services Contributions					
Rural Fire Service	840	876	909	942	976
State Emergency Service	589	614	637	660	684
NSW Fire Brigade	3,610	3,765	3,908	4,049	4,194
Total Emergency Services Contributions	5,038	5,254	5,454	5,651	5,854

Council received a grant to offset the increase in the 2022-2023 emergency services contributions however this funding was received in the 2021-2022 financial year. There has been no advice that this grant will be received in future years.

Insurance

Council joined the Civic Risk West (formerly Westpool) and Civic Risk Mutual (formerly United Independent Pools) Self Insurance pools on 31 October 2010. The pools are comprised of a number of NSW councils. The advantages of joining a mutual pool include savings through bulk purchasing power, access to learning and networking across other councils, reducing exposure to market fluctuations through better management of claims and retention of equity in the pool. On 1st July 2020, the Civic Risk entities were legally combined into CivicRisk Mutual Ltd, a company limited by guarantee.

The excess levels applicable to the two major risks, Industrial Special Risk (property damage) and Public & Professional Liability are \$20,000 and \$100,000 respectively. These levels are under constant review and may change in the future.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Insurances					
Insurance Premiums					
ISR Property Insurance	1,346	1,346	1,346	1,346	1,346
Motor Vehicle/Plant Insurance	349	349	349	349	349
Statutory Liability/CDO Insurance	225	225	225	225	225
Public Liability/Professional Indemnity	1,848	1,848	1,848	1,848	1,848
Inland Transit Insurance	0	0	0	0	0
Crime/Fidelity Guarantee Insurance	108	108	108	108	108
Fine Arts	33	49	59	62	60
Other	21	20	20	20	20
Total Insurance Premiums	3,930	3,945	3,955	3,958	3,956
Excess Payments					
PL Above Excess Payments	0	0	0	0	0
PL Below Excess Payments	300	200	200	200	200
Insurance Claims Below Excess covered from Divisional Budgets	0	100	100	100	100
Total Excess Payments	300	300	300	300	300

Legal Costs

The following expenditure represents payments to external professional providers for legal services as well as in house lawyers who have been directly employed by Council since their introduction in the middle of 2010-2011. The use of internal legal professionals has resulted in a decrease in external costs in both legal costs and other associated fields and improved services to the organisation as a whole, by providing this expertise on a readily available rather than ad hoc basis.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Legal Expenses					
External Legal Costs	658	703	727	749	771
"In House" Legal expenditure including employees	1,012	1,070	1,109	1,150	1,189

Fuel & Oil

Fuel is subject to fluctuation in global oil pricing and currency valuations and due to this volatility is subject to an annual review rather than application of indices. With rising fuel prices experienced due to the current global environment, there is a risk the financial forecasts may not be sufficient to cover the costs if they continue to rise in the future.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Fuel % Oil	1,707	1,716	1,725	1,734	1,744

Affiliates Contributions

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Affiliates Contributions					
Tourism Support & Contributions	1,526	1,629	1,686	1,737	1,789
Performing Arts Centre	1,628	1,330	1,375	1,349	1,390
TOTAL Affiliates Contributions	3,155	2,959	3,061	3,086	3,179

This represents the direct financial support to these organisations and does not include in kind support like asset use charges such as building occupancy.

Other Contributions, Donations, Memberships & Subsidies

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Anzac Day Support	15	16	17	18	18
Neighbourhood Small Grants Program	21	23	23	24	25
Neighbourhood Youth Prog- Port Kembla	42	45	46	48	49
Neighbourhood Youth Prog- Berkeley	32	35	36	37	38
Aboriginal Activities	0	7	8	8	8
Illawarra Historical Society	4	4	4	5	5
Community Arts Programme -Small Grants P	43	46	48	49	50
Dam Safety Emergency Mgmt Plans	78	78	78	78	78
WCC Social Club	4	4	4	5	5
Gong Shuttle Contribution	355	362	0	0	0
Public Bands Contribution	9	10	10	11	11
Illawarra Institute Sport Contribution	39	42	43	44	46
Illawarra Shoalhaven Joint Organisation	86	92	95	98	101
Life Education Illawarra Contribution	8	8	8	9	9
UOW Scholarships	15	15	16	17	17
City Centre - Events and Marketing	45	48	50	52	53
Illawarra Surf Lifesaving Contribution	59	63	65	67	69
Local Grants Scheme Heritage Properties	66	67	69	71	74
Sponsorship Fund	72	77	80	82	85
Minor Donations	4	4	4	4	4
Illawarra Escarpment - Geotech. Research	54	57	59	61	63
Wollongong Eisteddfod	4	4	4	4	4
Southern Stars Contribution	8	9	9	9	10
Affordable Housing - Housing Trust	0	0	0	2,894	0
Resourcing the SMART Regions Strategy	95	0	0	0	0
Reed Park - Court Resurfacing	25	0	0	0	0
Economic Development Projects	33	35	37	38	39
Business/Industry Development Activities	58	62	64	66	68
UCI - Operational Bulk	288	0	0	0	0
Sponsorship of Mentor Walks Wollongong	5	5	0	0	0
Festival of Sport	135	0	0	0	0
Natural Area Management	68	73	76	78	80
Animal Impounding	26	27	28	29	30
State Emergency Services Support	10	10	11	11	11
Other	2	2	2	2	2
TOTAL Other Contributions, Donations and Subsidies	1,807	1,332	996	3,917	1,052

Councillors' Expenses

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Councillor support costs	16	19	19	20	21
Councillors	597	627	648	670	693
Councillor Expense	614	646	667	690	714

Telephone

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Telephone - Central Admin Budget	108	115	119	123	126
Telephone - other areas budget	95	102	105	109	112
Total Telephone	203	217	225	231	238

Mobile Phone

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Mobile Telephone	195	207	214	221	228

Postage

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Postage - Central Admin Budget	222	237	245	253	260
Postage - other areas budget	251	268	277	285	294
Total Postage	473	504	522	538	554

Council Rates

This budget represents the costs of Council owned or controlled properties used for commercial purposes or that are currently under lease agreements to other parties.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Council Rates Expense (Council owned properties)	370	384	401	415	430

Housing Affordability Program

Council has entered into a Memorandum of Understanding with the Commonwealth Government that has allowed Council to retain funding originally provided through the Building Better Regional Cities Program to develop a program that facilitates the delivery of affordable housing in the region.

At its meeting on 10 December 2018, Council provided a range of guidelines for the program that included a focus on innovative, energy efficient and sustainable solutions, the ability for proposals to generate income streams to support a continuation or expansion of the program into the future and support for schemes that target (but are not limited to) single women aged over 50 years. Council also resolved that existing funds be equally committed to affordable housing delivery proposals from not for profit organisations and an affordable home ownership scheme for low to moderate income earners to enter the housing market that could be combined with land owned by Council in the West Dapto release area.

During December 2019, Council completed a tender process for round one of the above commitment. Council has entered into an agreement with the Illawarra Community Housing Trust Ltd (trading as Housing Trust) for the delivery of affordable rental housing managed by Illawarra Housing Trust. The agreement seeks completion of 17 units (minimum) to be constructed. Through this agreement, Council will make a one-off grant payment to the Housing Trust that is reflected in the 2025-2026 financial forecasts resulting in a negative impact on the Operating Result [pre capital] for that period.

In 2022-2023, Council entered into an agreement with Head Start Homes for round 2 of the Housing Affordability Program. Through this agreement, Council will make a one-off payment to Head Start Homes in 2022-2023.

The tender process for round 3 of the program is set to commence in 2023.

Centrally Held Budget Capacity

The operational expense budget also includes centrally held amounts that are distributed for specific purposes through the planning process. These are held in the financial projections as follows:

	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Budget Capacity - Operational	975	165	985	828

Rates Growth

The growth in rateable assessments and population leads to additional requirements in some services and the need for additional resources to meet those demands. The Rates Growth provision provides financial resourcing for these additional impacts directly from additional rate income. An allocation model based on the assessment of the impacts of increased population on services has been devised

for use in forward estimates. While some Services are directly or indirectly impacted by growth, other areas are not, thereby creating natural economies of scale that lead to increased capacity.

Council's modelling indicates that 40% of the rates increase is required to maintain existing service levels to a broader population in the short to medium term and 30% is required to fund depreciation relating to additional assets and future renewal. The remaining 30% will be available for allocation to new or enhanced service. Funds are generally allocated through the strategic planning process to ensure it matches growth and service demand driven by that growth.

The following table provides funding provision and availability for the four year period.

	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Rates Growth	1,122	3,594	5,412	7,088
<i>Comprised Of:</i>				
Volume increase impacts	302	869	1,476	2,128
Asset enhancement impacts	226	651	1,107	1,596
Economies of scale	226	651	1,107	1,596
Prior Year	367	1,422	1,722	1,768

Operational Contingency

It is intended that a central Operational Contingency be held in the budget that supports minor non-recurrent or unplanned projects and events or to address short term pricing or other issues that may arise from time to time. This historically has been relatively small compared to Council's overall operating expense budget with an indicative annual target of around \$1.0M (less than 0.3% of Revenue).

Access to these funds is through the strategic planning process including Business Proposals, Service Reviews, Pricing Adjustments, or as otherwise directed by the Executive Management Committee.

	2022/2023 Budget \$'000s	2023/2024 Forecast \$'000s	2024/2025 Forecast \$'000s	2025/2026 Forecast \$'000s	2026/2027 Forecast \$'000s
Operational Contingency	1,307	1,000	1,000	1,000	1,000
Insurance Claim Below Excess	0	100	100	100	100
	1,307	1,100	1,100	1,100	1,100

Depreciation

While depreciation is not cash expenditure, it is an important part of the real cost of maintaining Council services. Depreciation represents the consumption of an asset over its life. This deterioration in value of assets occurs through use, ageing or obsolescence.

Council is required to ensure that the value of its assets reflect their fair value at each reporting period. Revaluations of asset classes occur at least every five years. Revaluations can significantly impact depreciation due to changes in asset values and lives.

Council's maturity in asset management is improving and as new information becomes available changes may occur, particularly to asset lives and valuation information. Depreciation forecasts in the long-term financial projections include provision for additional assets that are included in the capital works program (excluding West Dapto) and conservative estimates for expected growth through revaluation. No provision is currently included for any assets that may be contributed to Council from other levels of government or future developments.

Key Assumptions

West Dapto Development

The development at West Dapto in Wollongong's south-west will be the largest stand-alone growth for this City. The development commenced in 2011-2012 and is expected to add in the vicinity of 19,800 new dwellings and increase the local government area population by 57,400 over a 40 to 60 year period. The development has extensive infrastructure requirements and poses some challenges due to geographic and environmental factors as well as uncertain development patterns and timing due to disaggregated land ownership.

Council has invested significant resources in planning for the construction of infrastructure and analysing potential financial impacts. The Long Term Financial forecasts are based on the most recent plans and data; however, these projections may need to be modified over time as the underlying assumptions that support these changes.

Revenue

The main income streams from this development will be from developer contributions and rates.

Developer contributions income is based on pricing that is contained in the West Dapto Section 7.11 Developer Contributions Plan and expected timing of lot release. Council adopted a revised contribution plan on 14 December 2020 that replaced the prior plan that was in effect since 2017. The current plan was subject to a review by IPART during May 2020 and Council was directed by the Minister for Planning to incorporate the recommendations that came from this review. The new Plan is no longer subject to State capped developer contributions that were supported through the Local Infrastructure Growth Scheme that ended on 30 June 2020. Developer contributions income forecasts for West Dapto are based on the 2020 plan and lot release timing projections. Developer contributions will be held as restricted cash and are planned to be used to support the capital program and loan repayments.

Rates income estimates are aligned to estimated staging of the release area. It is expected that the rate revenue increase will precede operational demand and assets built will require little renewal or maintenance in the initial years of the Long Term Financial Plan 2022-2032, creating an improved cash position through increased Funds Available from Operations. Experience in developing councils has shown the negative long-term impacts that the delayed expense pattern has if additional rate revenue is built into other recurrent operations. Under the Financial Strategy, this income will be restricted and only allocated to operational expenditure as the area develops. The annual revenue in the early stages of development will be made available to meet infrastructure or planning requirements in the area or be applied to meet existing infrastructure renewal requirements and repayments of loans for the West Dapto Access Strategy.

Capital Programs

Council continues to support the West Dapto Urban Release Area through delivering capital projects, particularly to improve transport links. For example, the Fowlers Road extension including Karrara Bridge in April 2020 to provide flood reliable transport access to the growing area..

These works are funded from Section 7.11 Development Contributions, grant funds including NSW Housing Acceleration Fund and NSW Resources for Regions and an interest free loan from the NSW Department of Planning Industry and Environment. Council continues to investigate funding opportunities to accelerate the delivery of infrastructure in the West Dapto Urban Release Area.

The West Dapto capital budget shows a significant investment in the completion of conceptual and detailed civil designs of the key transport infrastructure identified in Council's West Dapto Access Strategy. In addition to specific projects, forward projections also include capital budgets at an aggregated level that will become specific projects as project scopes are further developed.

Contributed Assets

Financial projections for the West Dapto release area recognise that a level of infrastructure requirements will be provided by developers. This includes works in kind where the developer will complete elements of infrastructure that are contained in the West Dapto Developer Contributions Plan in lieu of contributions, as well as contributed assets that are normally associated with new subdivisions. The value of these assets is reflected in the financial projections as capital income and contributed assets based on expected timing of receipt of these. Future depreciation, operating and maintenance cost for these have been included in forecast operational expenses.

Operational Expenses

The Long Term Financial Plan includes depreciation, operating and maintenance costs associated with services that will be required by the new population in that area such as community, library and open space facilities that are aligned to population growth. These estimates are based on planned asset construction and cost of providing these services to our existing population. As development progresses, revenue from the area will be used to fund the maintenance and operation of new assets and services as part of Council's overall budget. Operational costs also include additional staff costs for the introduction of a dedicated West Dapto development team and expected cost for the delivery of services as the population grows. Service delivery costs are currently held centrally at this stage and will be distributed to relevant service delivery areas when timing and requirements can be better defined.

Loans

Council borrowed \$20.5M under Round 3 of the Local Infrastructure Renewal Scheme (LIRS) that has been used to support the West Dapto Access – Fowlers Road project. The final payment for this loan is due in 2024-2025. It is intended that for the most part, the loan repayment will be funded by future Section 7.11 Development Contributions and rates revenue from West Dapto. Funding has been applied to debt repayments over the first 10 years. Council also had an earlier \$26.1M interest free loan from the Department of Planning that was used to accelerate construction of the West Dapto Access Strategy. Repayment of this loan was completed in 2019-2020.

Enhanced Community Centre & Library Services

Financial forecasts include a preliminary estimate for the potential impact on operational costs associated with proposed new library and community centres at Warrawong and Helensburgh. These projects are currently planned for construction to commence within the next four years. As the project progresses, the level of additional costs may need to be reviewed. These projects will be funded from the rates growth for enhanced services relating to population growth.

Restricted Revenue

The level of available or untied cash is expressed as cash and investment holdings after allowance for restricted assets. Assets, generally cash, may be externally or internally restricted. External restrictions are usually imposed by an external or legislative requirement that funds be spent for a specific purpose. This may include unspent grant funds that have been provided to Council for the delivery of a particular project or service, funds collected as developer contribution under Section 7.11 Development Contributions, or surpluses achieved in the delivery of domestic waste. In some of these instances, Council is also required to restrict investment earnings that are generated by these cash holdings. Internal restrictions are funds that Council has determined will be used for a specific future purpose such as the future replacement of waste facilities.

Council's approach is management of capital works through a centralised process and a longer term planning focus and minimise the creation of internally restricted assets. The current Long Term Financial Plan maintains this approach. The Four Year Restricted Asset Summary shows anticipated restrictions, and the subsequent table outlines the nature funding and purpose of the current internally restricted asset funds.

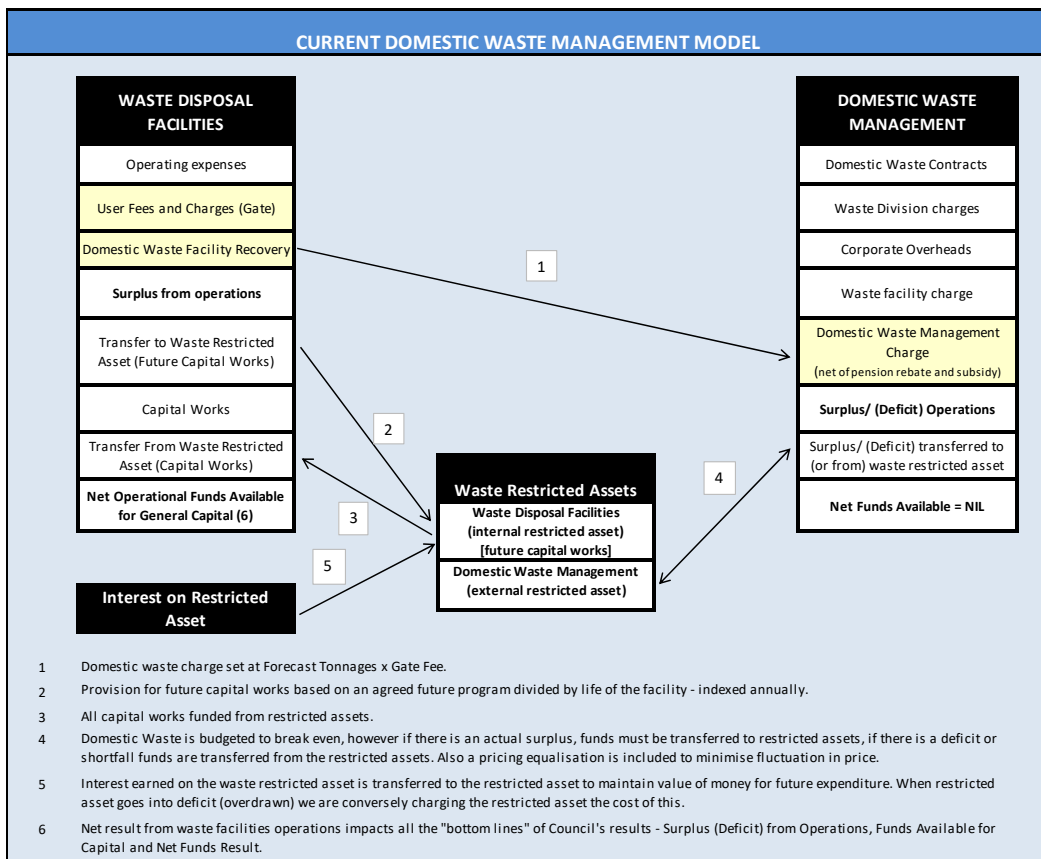
4 YEAR RESTRICTED ASSETS SUMMARY																
PURPOSE OF RESTRICTED ASSET	Opening Balance 1/07/22	2022/2023 Budget \$'000			2023/2024 Forecast \$'000			2024/2025 Forecast \$'000			2025/2026 Forecast \$'000			2026/2027 Forecast \$'000		
		Transfer		Balance	Transfer		Balance	Transfer		Balance	Transfer		Balance	Transfer		Balance
		In	Out	30/06/23	In	Out	30/06/24	In	Out	30/06/25	In	Out	30/06/26	In	Out	30/06/27
Internally Restricted Assets																
Strategic Projects	29,873		9,395	20,478		4,192	16,285		1,126	15,159		3,573	11,586		140	11,446
Strategic Projects (unallocated)	5,089			5,089	6,000		11,089			11,089			11,089			11,089
Property Investment Fund	9,388	153	170	9,371	345	173	9,543	342	127	9,759	341	130	9,969	341	134	10,177
MacCabe Park Development	1,740	150		1,890	150		2,040	150		2,190	150		2,340	150		2,490
City Parking Strategy	1,189	701	649	1,241	740	508	1,473	763	489	1,747	786	542	1,991	810	429	2,372
Sports Priority Program	671	317	424	564	322	400	486	327	400	413	332	400	345	336	400	281
Natural Areas Fund	173			173			173			173			173			173
West Dapto Rates (additional)	8,281	2,845	841	10,285	3,320	823	12,783	3,739	739	15,783	4,377	757	19,404	5,062	775	23,691
Lake Illawarra Estuary Management Fund	480	165	159	486	165	167	485	165	167	483	165	167	481	165	167	480
Darcy Wentworth Park	171			171			171			171			171			171
Waste Disposal Facilities ***	5,831	4,936	1,700	9,066	6,005	8,811	6,261	4,594	8,811	2,044	4,608	8,461	(1,809)	4,608	9,871	(7,072)
Total Internal Restricted Assets	62,886	9,267	(13,338)	58,815	17,048	(15,074)	60,789	10,080	(11,857)	59,012	10,758	(14,030)	55,740	11,472	(11,915)	55,297
Externally Restricted Assets																
Developer Contributions	37,409	20,808	11,248	46,969	22,254	14,273	54,950	28,481	13,992	69,438	28,567	4,994	93,011	32,582	726	124,867
Planning Agreements	2,656	696		3,352			3,352			3,352	17,342		20,694			20,694
Grants	8,583	19,678	30,741	(2,480)	15,787	22,787	(9,480)	11,184	18,818	(17,115)	6,982	14,428	(24,560)	7,003	4,707	(22,265)
Loan Repayment	907	(17)		890	14		904	13		917	10		927	8		935
Domestic Waste Management	7,604	171	1,064	6,711	215	1,895	5,031	150	1,776	3,404	85	1,823	1,667	53		1,720
Contributed Assets		10,056	10,056		7,876	7,876		7,014	7,014		5,871	5,871		14,585	14,585	
External Service Charges to Restricted Assets		66		66	68		135	70		204	71		276	73		349
Other Contributions	5,708	788	858	5,638	852	331	6,158	893	337	6,714	909	338	7,285	926	336	7,875
Special Rates Levies - City Centre + Mall	495	1,673	1,742	426	1,287	1,305	408	1,344	1,342	410	1,391	1,372	428	1,439	1,411	457
Housing Affordability Program	9,604	126	80	9,650	359		10,008	362		10,370	313	2,894	7,789	268		8,057
Local Infrastructure Renewal Scheme		10		10	12		22	12		34	13		47	14		61
Stormwater Management	2,378	1,886	1,872	2,392	1,903	1,879	2,416	1,918	2,782	1,553	1,934	1,682	1,806	1,951	1,664	2,093
Total External Restricted Assets	75,344	55,942	(57,661)	73,625	50,625	(50,346)	73,904	51,439	(46,061)	79,282	63,490	(33,403)	109,369	58,901	(23,429)	144,842
Grand Total	138,230	65,209	(70,999)	132,439	67,674	(65,420)	134,693	61,519	(57,918)	138,293	74,248	(47,433)	165,109	70,373	(35,343)	200,139
<p>*** The Waste Disposal Facilities Restricted Asset is held for the development and renewal of assets within Council's waste facilities and for the rehabilitation of the sites at the end of their lives. Council's Waste Strategy and Master Plan for facilities is currently being reviewed and will potentially change the life and capital requirements of the facilities. While this review is being progressed the forward capital works program only includes specific works that are not impacted by a revised strategy. Adjustments to the works program will be made where necessary following completion of the review program. Cash collections have been estimated in accordance with the current program.</p>																

4 YEAR DEVELOPER CONTRIBUTIONS RESTRICTED ASSETS SUMMARY																
PURPOSE OF RESTRICTED ASSET	Opening Balance 1/07/22	2022/2023 \$'000			2023/2024 Forecast \$'000			2024/2025 Forecast \$'000			2025/2026 Forecast \$'000			2026/2027 Forecast \$'000		
		Transfer		Balance	Transfer		Balance	Transfer		Balance	Transfer		Balance	Transfer		Balance
		In	Out	30/06/23	In	Out	30/06/24	In	Out	30/06/25	In	Out	30/06/26	In	Out	30/06/27
Externally Restricted Assets																
Old Plans																
West Dapto	11,283	16,958	6,695	21,546	18,865	7,324	33,087	25,304	2,214	56,177	25,484	1,377	80,283	29,413	335	109,362
Calderwood	356	28		384	14		398	15		413	16		429	16		445
City Centre	3,961	536	416	4,081	169	500	3,751	151	480	3,422	137	230	3,329	132		3,461
City Wide	21,809	3,286	4,137	20,958	3,205	6,449	17,714	3,011	11,298	9,427	2,931	3,387	8,970	3,021	391	11,599
Total Developer Contributions Restricted Assets	37,409	20,808	11,248	46,969	22,254	14,273	54,950	28,481	13,992	69,438	28,567	4,994	93,011	32,582	726	124,867

Internally Restricted Assets	
Purpose	Source of Funds
Strategic Projects	
Support for future strategic projects to be approved by Council.	Where Available Funds level are above minimum requirements, additional funds will be transferred to the Strategic Projects Restricted Asset and consideration given to the allocation of funds through the Strategic Planning process.
MacCabe Park Development	
To accumulate cash for the acquisition of properties adjacent to MacCabe Park, as and when they are offered to Council in accordance with the planning provisions to achieve the objectives of extending MacCabe Park.	Recurring annual allocation made by Council.
City Parking Strategy	
To fund future parking, transport and pedestrian access, bicycle and public transport projects in the City Centre. The Adopted Operational Plan 2020-2021 approved the application of funding from the City Parking Strategy restricted asset until 2028-2029 to be applied to projects that will support the recovery and reactivation of the City Centre post COVID-19.	Net surplus of the Inner City Parking Strategy.
Sports Priority Program	
To provide funding for projects recommended by the Sports & Facilities Reference Group.	Annual allocation made by Council and telecommunication licence fees (50% Fernhill & Woonona soccer club, and Berkeley Sports & Social Club grounds and 100% of other sports grounds).
West Dapto Operations	
Increased annual rate revenue created from subdivision in West Dapto will be restricted and only allocated to operational expenditure as the area develops. In the interim period, the annual revenue should be made available to meet infrastructure or planning requirements in the area.	Net surplus of West Dapto operations including additional rates revenue and operational expenditure.
Darcy Wentworth Park	
Upgrading sporting facilities in the local ward. On completion of these facilities, additional funds to be allocated to the Sports & Facilities Reference Group, to embellish sporting facilities across the City.	Rental proceeds from Darcy Wentworth Park car park.
Waste Disposal Facilities	
The Waste Facilities restricted asset is held for the development and renewal of assets within Council's waste facilities and for the rehabilitation of the sites at the end of their lives.	A proportion of the annual waste fee is allocated for the estimated future development and rehabilitation of waste facilities. This estimate is included in the annual calculation of the waste fees.
Property Investment Fund	
To provide funding for investment in longer term income generating activities.	Proceeds from property sales (excluding those already identified through the property rationalisation program), investment income on accumulated funds held and dividends from investments funded from this source.
Lake Illawarra Estuary Management Fund	
Wollongong and Shellharbour Council now share the responsibility for the management of Lake Illawarra and its surroundings after the State Government disbanded the Lake Illawarra Authority in July 2014.	Funding the LIEM Fund will be initially in the proportion of 2/3rds Wollongong to 1/3rd Shellharbour. Shellharbour's portion will come as an external contribution. The Initial Memorandum of Understanding (MOU) set the contribution per annum of \$165,000 for Wollongong and \$85,000 for

Internally Restricted Assets	
Purpose	Source of Funds
	Shellharbour. The funding may be allocated over multiple years, so unspent funds are retained in this Restricted Asset and the external contributions restricted asset.

Overview of Domestic Waste Model



Budget Limitations/Development

The current financial information has a number of recognised limitations as follows that will require adjustment over a period of time.

Indices

The financial forecasts are comprised of both recurrent and non-recurrent income and expenditure. The non-recurrent items have specified values and timing of delivery. Recurrent items may be subject to the application of indices or may be set based on known commitments for expenditure such as loan repayments or may be adjusted for volume impacts or future pricing changes. Indices were derived from a number of publications including long term economic projections published by the Commonwealth Government including the Federal Government Budget Reports and Australian Bureau of Statistics (ABS), various banks and IPART recommendations for rates pegging as well as anticipated levels for utilities from Council's longer-term supplier contracts.

Variation in actual prices and cost to Council compared to these indices will impact financial results. The extent of this impact will depend on the size of the income or expenditure that is subject to the indices, the extent of variation and the degree to which Council is able to actively mitigate the variation. Council reviews its indices at least annually and analyses the impacts of these changes. Significant changes are addressed as they become known.

Utility Cost

Projected increases for utility costs are generally based on the Independent Pricing and Regulatory Tribunal (IPART) publications where applicable other than for electricity which also includes recognition of specific negotiated contracts that are in place for street lighting and Council Buildings and Facilities Sites and Small Sites. Street lighting is subject to separate contracts for infrastructure and electricity. Council's electricity contracts for street lighting and large sites are for a three year period commencing in January 2023. Small sites contracts were finalised subsequently and are linked IPART pricing.

Asset Management – Valuation and Asset Lives

As an industry, Local Government has recognised a need to provide for ongoing asset replacement. The consumption of these assets is represented by depreciation, which is based on expected asset lives, condition assessments and valuations. While the maturity of this information is improving, many of the assumptions are unproven due to the nature of this exercise. For example, it is difficult to estimate asset lives in relatively new cities, such as Wollongong, where there may not be historical data available or comparability with other cities due to differing environmental factors and construction approaches. In addition, changing technologies may impact on renewal and maintenance costs. Ongoing refinement of these forecasts may result in revised useful lives which would impact on depreciation expenditure in either direction.

In addition, changing technologies may impact on renewal and maintenance costs.

Lake Illawarra

The Coastal Management Plan (CMP) for Lake Illawarra was gazetted in late 2020. The CMP sets out actions to be undertaken over the next 10 years to protect and enhance the health of the lake. The total cost to undertake all actions is approximately \$35.3M. The CMP nominates an indicative funding arrangement shared between Wollongong City Council, Shellharbour City Council and various NSW Government Agencies. The development of future Delivery Programs will need to be considered allocations towards unfunded actions in the CMP.

Internal Charging

There have been continuing efforts to better reflect the costs of capital and services by distributing the cost of internal assets and services. There are existing charges for buildings, plant, vehicles, desktop computing, marketing, printing, waste tipping fees, insurances, Fringe Benefits Tax (FBT), cost of capital (plant and vehicles only), infrastructure assets and internal labour services.

Contributed Assets

Council's estimates do not currently provide fully for potential assets that may be contributed or donated to Council over time. An estimate has been made for contributions from West Dapto developers, which are based on the broad assumptions for West Dapto. Other contributions are not reasonably forecast.

Development Contributions (excluding West Dapto)

Development contributions income projections are based on the adopted plan and anticipated timing of receipts. The recent economic climate has had a significant impact on projected income. There are a range of projects that have been included in the Delivery Program that are dependent on funding from this source. The timing and capacity to deliver these will need to be monitored in the context of ability to achieve income projections.

Property Sales and Investment

While Council is actively pursuing the sale of some properties, a decision has been made not to forecast sale dates or values due to uncertainty in delivery. As property sales become more certain, they will be added to budgeted sources of funding. Consideration of advancing existing projects or investing in new assets to be funded from sales will be given at that time.

Climate Change

Local Government is considered to be on the frontline facing the impact of climate change on communities. The Commonwealth Government has indicated that councils have a role in early planning to identify and prepare for the risk from climate change and help protect the wellbeing of communities, local economies and the built and natural environment, and to contribute to a low pollution future. In addition to a planning role, councils also own or directly manage a range of assets that potentially will be impacted by climate change. Increased emphasis on climate change related activities may require a redirection of funding. Activities in this regard will be guided by Climate Change Mitigation Plans (current and future) and the Climate Change Adaptation Plan that is currently under development.

Section 2

Capital Program and Budget 2023-2024 to 2026-2027

Section 2 of this report sets out Council's four year Capital Works Budget for the renewal, upgrade and creation of new infrastructure assets to meet the existing and future needs of the City. The significant drivers for this program are:

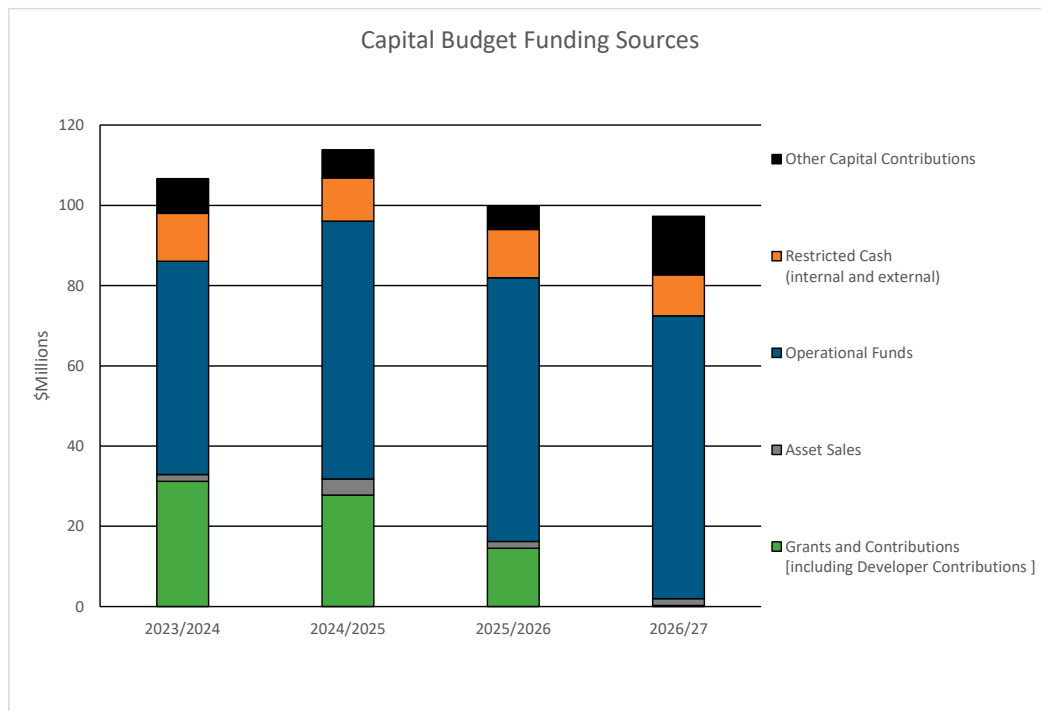
- Community input and strategic directions stated in the Our Wollongong Our Future 2032 - Community Strategic Plan
- Council's Asset Management Policy and Strategies
- Economic, tourism and growth factors including West Dapto
- Availability of funding

The Infrastructure Delivery Program is structured to provide a significant amount of renewal funding to community assets such as Roads, Footpaths, Cycleways, Buildings, Stormwater, Recreation, Sporting and Aquatic facilities using inputs from both the community and Council's Asset Management Plans.

Capital Budget Funding 2023-2024

In 2023-2024, \$106.7M including contributed assets will be allocated for capital works, much of which will go towards improving the condition of existing community assets with a focus on replacing assets. The total Capital Budget for 2023-2024 is derived from the allocation of operational funds (including contributions from operational savings), asset sales, contributions from restricted assets, allocations from Section 7.11 Development Contributions funds and funding from State and Commonwealth Government grants.

Capital Budget by Funding Sources – Summary Graph



Capital Budget by Funding Sources - Table

Revenue Type	2023/2024 Budget \$M	2024/2025 Forecast \$M	2025/2026 Forecast \$M	2026/27 Forecast \$M
Operational Funds	53.1	64.3	65.7	70.5
Asset Sales	1.7	4.0	1.7	1.7
Grants and Contributions [including Developer Contributions]	31.2	27.8	14.5	0.3
Restricted Cash (internal and external)	11.9	10.8	12.1	10.2
Borrowings	0.0	0.0	0.0	0.0
Other Capital Contributions	8.7	7.0	5.9	14.6
TOTAL	106.7	113.9	99.9	97.3

Capital Budget by Asset Class

Asset Class	2023/2024 Forecast \$M	2024/2025 Forecast \$M	2025/2026 Forecast \$M	2026/27 Forecast \$M
Roads And Related Assets	15.7	15.8	17.3	16.1
West Dapto	9.7	9.3	9.6	0.0
Footpaths And Cycleways	10.4	13.0	10.0	9.1
Carparks	0.4	1.8	1.3	1.1
Stormwater And Floodplain Management	7.6	7.1	5.5	4.1
Buildings	7.6	30.0	22.3	21.3
Commercial Operations	1.6	2.0	0.7	0.2
Parks Gardens And Sportfields	20.3	4.5	2.0	1.4
Beaches And Pools	1.5	2.7	6.1	8.6
Natural Areas	0.0	0.0	0.0	0.0
Waste Facilities	8.8	8.8	8.4	9.8
Fleet	1.8	1.8	1.8	1.8
Plant And Equipment	3.3	3.6	3.4	3.5
Information Technology	1.4	1.3	1.4	0.6
Library Books	1.3	1.4	1.4	1.4
Public Art	0.1	0.1	0.1	0.1
Emergency Services	0.0	0.0	0.0	0.0
Land Acquisitions	0.3	0.3	0.3	0.3
Non-Project Allocations	7.1	3.5	2.7	3.4
Loans	0.0	0.0	0.0	0.0
Not Applicable	7.9	7.0	5.9	14.6
	106.7	113.9	99.9	97.3
Contributed assets	7.9	7.0	5.9	14.6
Total excluding contributed assets	98.8	106.8	94.0	82.7

Upcoming Capital Projects in 2023-2024

PROJECTS – PLANNING AND DESIGN

During 2023-2024 Wollongong City Council plans to continue and complete approximately 190 design projects including the following:

- Otford Community Centre, Kitchen, Amenities and Accessibility
- Port Kembla Community Centre Hall, Workshop and Forecourt Stage 2
- Wongawilli Hall Refurbishment and Upgrade
- Helensburgh Library + Community Centre
- Helensburgh Pool Upgrade
- Lindsay Mayne Park New Amenities
- King George Oval Playground
- Lang Park Amenities
- Figtree Oval Amenities Upgrade

PROJECTS – CONSTRUCTION

During 2022-2023, Wollongong City Council plans to commence or continue over 193 construction projects including the following:

- Southern Suburbs Library + Community Centre
- Stage 1: Western Suburbs Pool Replacement and Upgrade
- Stuart Park All-Access, All-Abilities Playground
- Beaton Park Masterplan Works
- Hill 60 Accessibility Improvements

CAPITAL BUDGET 2023/2024 to 2026/2027												
\$'000												
Asset Class	2023/2024			2024/2025			2025/2026			2026/2027		
	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding
Roads And Related Assets												
Traffic Facilities	2,965	(2,145)	820	905	(825)	80	350	(300)	50	300	0	300
Public Transport Facilities	380	0	380	300	0	300	300	0	300	355	0	355
Roadworks	11,700	(2,850)	8,850	11,385	(1,450)	9,935	13,077	0	13,077	13,492	0	13,492
Bridges, Boardwalks and Jetties	620	0	620	3,190	0	3,190	3,535	0	3,535	1,925	0	1,925
Total Roads And Related Assets	15,665	(4,995)	10,670	15,780	(2,275)	13,505	17,262	(300)	16,962	16,072	0	16,072
West Dapto												
West Dapto Infrastructure Expansion	9,700	(9,650)	50	9,265	(9,265)	0	9,550	(9,550)	0	0	0	0
Total West Dapto	9,700	(9,650)	50	9,265	(9,265)	0	9,550	(9,550)	0	0	0	0
Footpaths And Cycleways												
Footpaths	3,130	(410)	2,720	4,210	(160)	4,050	3,315	(230)	3,085	3,750	0	3,750
Cycle/Shared Paths	6,045	(3,600)	2,445	4,630	(1,550)	3,080	3,700	(550)	3,150	2,100	0	2,100
Commercial Centre Upgrades - Footpaths and Cycleways	1,200	0	1,200	4,150	(850)	3,300	2,950	0	2,950	3,200	0	3,200
Total Footpaths And Cycleways	10,375	(4,010)	6,365	12,990	(2,560)	10,430	9,965	(780)	9,185	9,050	0	9,050
Carparks												
Carpark Construction/Formalising	50	0	50	1,400	(1,300)	100	1,000	0	1,000	0	0	0
Carpark Reconstruction or Upgrading	340	0	340	400	0	400	300	0	300	1,100	0	1,100
Total Carparks	390	0	390	1,800	(1,300)	500	1,300	0	1,300	1,100	0	1,100
Stormwater And Floodplain Management												
Floodplain Management	3,220	(2,345)	875	3,830	(1,000)	2,830	2,850	0	2,850	3,000	0	3,000
Stormwater Management	4,235	(225)	4,010	2,755	0	2,755	2,630	0	2,630	1,090	0	1,090
Stormwater Treatment Devices	130	0	130	550	0	550	0	0	0	0	0	0
Total Stormwater And Floodplain Management	7,585	(2,570)	5,015	7,135	(1,000)	6,135	5,480	0	5,480	4,090	0	4,090

CAPITAL BUDGET 2023/2024 to 2026/2027												
\$'000												
Asset Class	2023/2024			2024/2025			2025/2026			2026/2027		
	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding
Buildings												
Cultural Centres (IPAC, Gallery, Townhall)	80	0	80	80	0	80	4,500	0	4,500	4,500	0	4,500
Administration Buildings	430	0	430	400	0	400	500	0	500	600	0	600
Community Buildings	7,120	(1,300)	5,820	29,510	(10,000)	19,510	17,270	(6,000)	11,270	16,160	0	16,160
Public Facilities (Shelters, Toilets etc.)	0	0	0	0	0	0	0	0	0	40	0	40
Total Buildings	7,630	(1,300)	6,330	29,990	(10,000)	19,990	22,270	(6,000)	16,270	21,300	0	21,300
Commercial Operations												
Tourist Park - Upgrades and Renewal	1,290	0	1,290	1,250	0	1,250	200	0	200	200	0	200
Crematorium/Cemetery - Upgrades and Renewal	285	0	285	720	0	720	500	0	500	0	0	0
Leisure Centres & RVGC	50	0	50	0	0	0	0	0	0	0	0	0
Total Commercial Operations	1,625	0	1,625	1,970	0	1,970	700	0	700	200	0	200
Parks Gardens And Sportfields												
Play Facilities	3,338	(1,293)	2,045	2,300	(1,300)	1,000	1,150	0	1,150	1,000	0	1,000
Recreation Facilities	1,170	(970)	200	1,235	(535)	700	100	0	100	0	0	0
Sporting Facilities	15,790	(7,538)	8,253	990	(800)	190	700	(400)	300	400	(400)	0
Lake Illawarra Foreshore	0	0	0	0	0	0	0	0	0	0	0	0
Total Parks Gardens And Sportfields	20,298	(9,800)	10,498	4,525	(2,635)	1,890	1,950	(400)	1,550	1,400	(400)	1,000
Beaches And Pools												
Beach Facilities	0	0	0	0	0	0	0	0	0	20	0	20
Rock/Tidal Pools	0	0	0	0	0	0	10	0	10	0	0	0
Treated Water Pools	1,520	(50)	1,470	2,680	(2,120)	560	6,060	(942)	5,118	8,600	0	8,600
Total Beaches And Pools	1,520	(50)	1,470	2,680	(2,120)	560	6,070	(942)	5,128	8,620	0	8,620
Natural Areas												
Natural Area Management and Rehabilitation	0	0	0	0	0	0	0	0	0	0	0	0
Total Natural Areas	0	0	0	0	0	0	0	0	0	0	0	0

CAPITAL BUDGET 2023/2024 to 2026/2027												
\$'000												
Asset Class	2023/2024			2024/2025			2025/2026			2026/2027		
	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding
Waste Facilities												
Whytes Gully New Cells	8,750	(8,750)	0	8,750	(8,750)	0	8,400	(8,400)	0	9,810	(9,810)	0
Total Waste Facilities	8,750	(8,750)	0	8,750	(8,750)	0	8,400	(8,400)	0	9,810	(9,810)	0
Fleet												
Motor Vehicles	1,800	(949)	851	1,800	(949)	851	1,800	(949)	851	1,800	(949)	851
Total Fleet	1,800	(949)	851	1,800	(949)	851	1,800	(949)	851	1,800	(949)	851
Plant And Equipment												
Mobile Plant (trucks, backhoes etc.)	3,295	(779)	2,516	3,600	(780)	2,820	3,428	(782)	2,646	3,520	(799)	2,721
Fixed Equipment	0	0	0	0	0	0	0	0	0	0	0	0
Total Plant And Equipment	3,295	(779)	2,516	3,600	(780)	2,820	3,428	(782)	2,646	3,520	(799)	2,721
Information Technology												
Information Technology	1,405	0	1,405	1,340	0	1,340	1,400	0	1,400	558	0	558
Total Information Technology	1,405	0	1,405	1,340	0	1,340	1,400	0	1,400	558	0	558
Library Books												
Library Books	1,340	0	1,340	1,374	0	1,374	1,404	0	1,404	1,438	0	1,438
Total Library Books	1,340	0	1,340	1,374	0	1,374	1,404	0	1,404	1,438	0	1,438
Public Art												
Art Gallery Acquisitions	100	0	100	100	0	100	100	0	100	100	0	100
Total Public Art	100	0	100	100	0	100	100	0	100	100	0	100
Emergency Services												
Emergency Services Plant and Equipment	0	0	0	0	0	0	0	0	0	0	0	0
Total Emergency Services	0	0	0	0	0	0	0	0	0	0	0	0

CAPITAL BUDGET 2023/2024 to 2026/2027												
\$'000												
Asset Class	2023/2024			2024/2025			2025/2026			2026/2027		
	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding	Expenditure	Funding	Revenue Funding
Land Acquisitions												
Land Acquisitions	250	(250)	0	250	(250)	0	250	(250)	0	250	(250)	0
Total Land Acquisitions	250	(250)	0	250	(250)	0	250	(250)	0	250	(250)	0
Non-Project Allocations												
Capital Project Contingency	7,057	0	7,057	3,497	0	3,497	2,690	0	2,690	3,361	0	3,361
Capital Project Plan	0	0	0	0	0	0	0	0	0	0	0	0
Total Non-Project Allocations	7,057	0	7,057	3,497	0	3,497	2,690	0	2,690	3,361	0	3,361
Loans												
LIRS Loan	0	(2,564)	(2,564)	0	(656)	(656)	0	0	0	0	0	0
Total Loans	0	(2,564)	(2,564)	0	(656)	(656)	0	0	0	0	0	0
Not Applicable												
Not Applicable	7,876	(7,876)	0	7,014	(7,014)	0	5,871	(5,871)	0	14,585	(14,585)	0
Total Not Applicable	7,876	(7,876)	0	7,014	(7,014)	0	5,871	(5,871)	0	14,585	(14,585)	0
TOTAL	106,660	(53,542)	53,118	113,860	(49,554)	64,306	99,889	(34,223)	65,666	97,254	(26,792)	70,461
NET REVENUE FUNDED		53,118			64,306			65,666			70,461	
"Contributed Assets" in Not Applicable	7,876	(7,876)	0	7,014	(7,014)	0	5,871	(5,871)	0	14,585	(14,585)	0
Total excluding contributed assets	98,784	(45,667)	53,118	106,845	(42,539)	64,306	94,018	(28,352)	65,666	82,669	(12,208)	70,461



Wollongong City Council

Attachment 2 Draft Infrastructure Delivery Program 2023-2024 - 2026-2027 For Exhibition

Infrastructure Delivery Program

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What is the Infrastructure Delivery Program?

Wollongong City Council is responsible for building, operating and managing over \$5 billion worth of infrastructure assets that support a variety of services for our community. The infrastructure delivery program is an investment plan in investigation and delivery of new, expanded, renewed and decommissioning of public infrastructure.

Infrastructure assets managed by Council include:

- Footpaths and cycleways
- Local roads and car parks
- Public swimming pools
- Stormwater pipes and drains
- Libraries and other community buildings
- Playgrounds, parks and sport fields

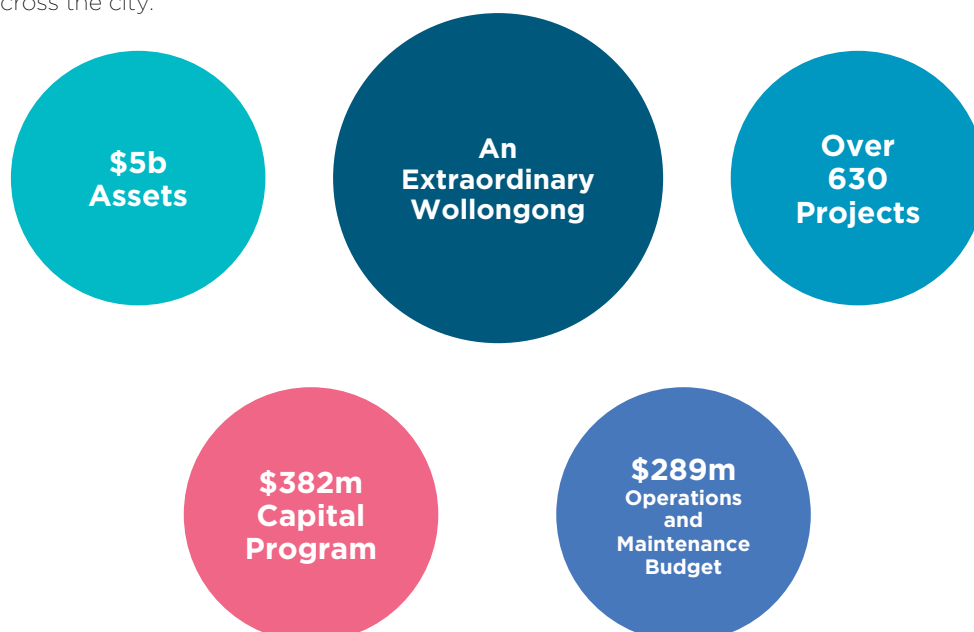
A key deliverable from Council's strategic planning cycle is the development of the 4-year Infrastructure Delivery Program. Through this process, Council reviews the current and future needs of our community as well as infrastructure renewal requirements, then prioritises the projects that can be delivered to help deliver these services based on the resources available.

The 2023-2024 – 2026-2027 Infrastructure Delivery Program identifies investments in over 630 projects; all of which contribute to building an extraordinary Wollongong.

Key infrastructure investment priorities include:

- Extending and renewing Council's shared pathway and footpath network for pedestrians and cyclists
- Infrastructure to manage flood risk and investment in the maintenance of Council's existing stormwater network.
- The delivery of new community infrastructure identified in Council's Supporting Documents, including the new Southern Suburbs Community Centre and Library and Helensburgh Community Centre and Library.
- Design and construction of significant infrastructure to support continued growth in the West Dapto Urban Release Area.
- The renewal and upgrade of Council's treated water pools.
- Parks and sport field facilities
- Renewal of road pavements
- Supporting a sustainable waste management facility

The NSW and Australian governments have invested significant grant funding in local infrastructure recovery in response to the natural disaster challenges of the past 3 years. In addition, significant funding to support implementation of council initiatives. This funding assists in accelerating the delivery of priority projects across the city.



Understanding this document

Investment in infrastructure consists of the following:

Capital Expenditure

- Constructing new Council infrastructure
- Expanding existing infrastructure to provide greater capacity
- Renewing or replacing Council assets that have reached the end of their useful life

Operations and Maintenance (O&M) Expenditure*

- Asset Operations – Expenditure required to keep things running.
- Maintenance – Expenditure on routine activities to maintain infrastructure in a reasonable working condition.

**Budgets have been updated to reflect investment in infrastructure only and unlike in previous years do not include service costs e.g staffing of libraries and pools, mowing of grass for parks*

Council Services

Council's Services form the foundation of the Delivery Program and Operational Plan. Council's Services are aligned to the goal that best fits the primary purpose of the service. Council's internal Services form an additional group called Support Services to demonstrate that these Services support the delivery of all goals.

Supporting Documents

Council refers to its adopted strategies and plans as Supporting Documents. These direction setting documents support the development of the Community Strategic Plan, Council's Resourcing Strategy, Delivery Program and Operational Plans.

These documents include goals, strategies and actions specific to a project or location. Key priorities and actions are enabled through resource allocation in the Delivery Program and Operational Plan, and remaining actions are unfunded as part of the current Delivery Program.

Council's Supporting Documents have been considered in the development of the Community Strategic Plan. These Supporting Documents have been informed by extensive data, research and community input, making them an important source for consideration in the future vision and goals for the Wollongong Local Government Area.

Reading this document

For ease of navigation capital works projects have been grouped by Council services. Each capital works project is listed with a short description of the works to be undertaken. Examples include Construct New, Upgrade and Reconstruction.

Activity type given to a project is either:

- *Design - The project is being investigated and designed*
- *Construction - The project is programmed to be built*
- *Procure - The project is the purchase of a new asset*

Projects are planned, developed and delivered across the project life cycle. Large projects may span several years of design and construction.

Project Timing

This is a forward planning document and many projects have not been through a detailed design process, therefore the timing of the delivery of the project may change. Some projects may have their work re-phased to a later date, while others are brought forward and delivered sooner than expected.

Infrastructure Delivery Program Summary

Capital	2023-24	2024-25	2025-26	2026-27
West Dapto	\$9,700,000	\$9,265,000	\$9,550,000	\$0
Stormwater Services	\$7,585,000	\$7,135,000	\$5,480,000	\$4,090,000
Waste Management	\$8,750,000	\$8,750,000	\$8,400,000	\$9,810,000
Tourist Parks	\$1,310,000	\$1,280,000	\$800,000	\$1,200,000
Cultural Services	\$180,000	\$180,000	\$4,600,000	\$4,600,000
Libraries	\$4,450,243	\$23,103,749	\$13,513,749	\$6,437,663
Property Services	\$310,000	\$360,000	\$250,000	\$250,000
Aquatic Services	\$1,520,000	\$2,680,000	\$6,120,000	\$9,370,000
Botanic Garden & Annexes	\$95,000	\$915,000	\$250,000	\$0
Community Facilities	\$2,730,000	\$3,150,000	\$4,510,000	\$9,220,000
Leisure Centres	\$400,000	\$0	\$0	\$190,000
Crematorium and Cemeteries	\$285,000	\$720,000	\$500,000	\$0
Parks and Sportsfields	\$21,127,642	\$8,125,000	\$1,950,000	\$1,440,000
Transport Services	\$26,410,000	\$30,570,000	\$28,527,000	\$26,221,900
Financial Services	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
Information Technology	\$1,405,000	\$1,340,000	\$1,400,000	\$558,000
Infrastructure Planning and Support	\$10,726,536	\$7,471,679	\$6,367,490	\$7,481,283
Sub-Total	\$98,784,421	\$106,845,428	\$94,018,239	\$82,668,846

Operations and Maintenance	2023-24	2024-25	2025-26	2026-27
Sub-Total	\$67,782,982	\$70,733,240	\$74,357,952	\$75,893,263

Total Infrastructure Delivery Program Expenditure 2023-2024 – 2026-2027

	2023-24	2024-25	2025-26	2026-27
Total	\$166,567,403	\$177,578,668	\$168,376,191	\$158,562,109



**\$671m
 Infrastructure
 Delivery
 Program**



Land Use Planning

Responsibility Manager City Strategy

Why

To ensure urban areas are well-planned to achieve appropriate land uses and a healthy, safe and sustainable living environment in line with our legislative responsibilities.

What

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

Service Delivery Streams

- West Dapto Planning

Supporting Documents

West Dapto Vision
West Dapto Development Contributions Plan
Local Environmental Plan and Development Control Plan
Wollongong Local Strategic Planning Statement 2020
City Centre Urban Design Framework
Wollongong Heritage Strategy 2019–2022
Plans of Management
Climate Change Adaptation Plan 2022
Lake Illawarra Coastal Management Program 2020-2030
Development Control Plan 2009

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$28,515,000



1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	West Dapto			\$9,700,000	\$9,265,000	\$9,550,000	\$0	
	West Dapto Planning			\$9,700,000	\$9,265,000	\$9,550,000	\$0	
	West Dapto Expansion			\$9,700,000	\$9,265,000	\$9,550,000	\$0	
	Bong Bong Rd -Station St traffic lights	Dapto	Construct New	Construction				
	Bong Bong Rd Roundabout	Dapto	Construct New	Design				
	Hayes Ln Bridge Detailed Design	Horsley	Construct New	Design				
	North South Link Road - Bong Bong Rd to Fowlers Rd	Horsley	Construct New			Design		
	Darkes Town Centre Sporting Facilities	Kembla Grange	Construct New	Design				
	Marshall Mount Road and Connecting Roads Upgrade	Marshall Mount	Construct New	Design	Design			
	Bus Shelters - West Dapto	Various	Construct New	Design	Construction			
	West Dapto Strategic Land Acquisition	West Dapto	Upgrade	Procure				
	West Dapto Rd - Rainbird Dr to Shone Ave	Wongawilli	Construct New	Construction	Construction	Construction		
	Sheaffes Rd - Sheaffes Rd to West Dapto Rd Intersection	Wongawilli	Reconstruction		Design	Design		
	Darkes Rd - Princes Hwy to West Dapto Rd Intersection	Wongawilli	Reconstruction			Design		
	Northcliffe Dr Extension (Stage 1) - Sheaffes Rd to West Dapto Rd	Wongawilli	Construct New	Design	Design			





Stormwater Services

Responsibility Manager Infrastructure Strategy and Planning

Why

To manage and effectively improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans, and increase resilience to natural disasters and a changing climate to protect life, property and the environment.

What

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

Service Delivery Streams

- Floodplain Management
- Stormwater Management

Supporting Documents

Stormwater Asset Management Plans
Flood Studies and Floodplain Risk Management Plans
Coastal Zone Management Plan
Coastal Lake and Lagoons Entrance Management Policies
Lake Illawarra Coastal Management Program 2020-2030

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$24,290,000

Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity
Stormwater Services			\$7,585,000	\$7,135,000	\$5,480,000	\$4,090,000
Floodplain Management			\$3,220,000	\$3,830,000	\$2,850,000	\$3,000,000
Floodplain Structures - New			\$3,220,000	\$3,830,000	\$2,850,000	\$3,000,000
Balgownie Rd, Donnans Bridge, Debris Control Structure	Balgownie	Construct New		Design	Construction	
Channel recon Railway to Holy Spirit College	Bellambi	Upgrade	Construction	Construction		
Gordon Hutton Park, Debris Control Structure	Bulli	Construct New	Construction			
Ursula Rd Flood Mitigation Scheme	Bulli	Upgrade		Construction	Construction	
Memorial Dr, Bellambi Gully, Debris Control Structure	Corrimal	Construct New	Construction			
Brooks Creek, Byamee St, Debris Control Structure	Dapto	Construct New	Design	Construction	Construction	
Kanahooka Rd Flap Gate	Dapto	Construct New	Construction			
McMahons St Detention Basin	Fairy Meadow	Construct New	Design	Design	Construction	Construction
Dawson St Culvert Flood Mitigation	Fairy Meadow	Upgrade	Design	Construction		
Byarong Creek (Arrow Avenue), bank support	Figtree	Construct New	Design	Design		
The Avenue, Debris Control Structure	Figtree	Construct New		Construction	Construction	
35 Uralba St - Channel Works	Figtree	Construct New	Design	Construction		
Golf Course, Debris Control Structure	Russell Vale	Construct New		Construction		
Tallegalla St Flood Mitigation	Unanderra	Construct New	Design	Design		
Implement High Priority Options Hewitts Creek FRMSP	Various	Construct New	Design	Design	Construction	
implement High Priority Options Towardgi Creek FRMSP	Various	Construct New	Design	Design	Construction	
Implement High Priority Options Allans Creek FRMSP	Various	Construct New	Design	Design		
Stormwater Management			\$4,365,000	\$3,305,000	\$2,630,000	\$1,090,000
Stormwater Drainage - New			\$435,000	\$460,000	\$250,000	\$245,000
39 Franklin Ave Drainage Improvements	Bulli	Upgrade			Design	Construction
Byamee St Drainage Upgrade	Dapto	Upgrade			Design	
River Oak Rd Drainage Upgrade	Farmborough Heights	Construct New		Design	Construction	
O'Briens Ln pit upgrade	Figtree	Upgrade	Construction			
High St pit modification and kerb & gutter	Helensburgh	Upgrade	Design	Construction		
Old Station Rd drainage	Helensburgh	Upgrade			Construction	
Eirene Ave/Meares Ave overland flow	Mangerton	Upgrade		Design	Construction	
Wollongong High School Detention Basin Drainage	North Wollongong	Upgrade	Construction			
27A Murrawal Rd drainage upgrade	Stanwell Park	Upgrade		Design	Construction	
Beach Rd Drainage Upgrade	Stanwell Park	Upgrade			Design	Construction
73 George St, Debris Control Structure	Thirroul	Upgrade			Design	
1-3 Spray St	Thirroul	Upgrade	Construction			
Blackman Pde drainage swale	Unanderra	Upgrade			Design	Construction
Beveles Avenue Bank Stabilisation	Unanderra	Construct New	Design	Construction		
19 Auburn St drainage upgrade	Wollongong	Upgrade			Design	Construction
Swan St Channel maintenance access	Wollongong	Construct New	Construction			
Parkside Ave stormwater drainage upgrade	Wollongong	Upgrade		Design	Construction	
61 Market St drainage upgrade	Wollongong	Upgrade	Design	Construction		
29 Gipps Street Drainage Upgrade	Wollongong	Upgrade	Design	Construction		
Dam Rd Headwall and guardrail	Wombarra	Upgrade	Design	Construction		
2 Muir St, pit	Woonona	Construct New		Design	Construction	
83 Popes Rd pit	Woonona	Upgrade			Design	
Strahan Park drainage upgrade	Woonona	Upgrade	Design	Construction		
Stormwater Drainage - Renew			\$3,800,000	\$2,295,000	\$2,380,000	\$845,000
Hennings Ln, pipe reconstruction	Austinmer	Reconstruction	Construction			
Asquith St - Trash rack modification	Austinmer	Reconstruction	Design	Construction		
38 Railway Avenue (Austinmer), pipe reline	Austinmer	Reline	Construction			
10 Lang St, pipe reline	Balgownie	Reline	Construction			
34 Chalmers St, pipe reconstruction	Balgownie	Reconstruction	Construction			
33 Imperial Dr, headwall and open channel reconstruction	Berkeley	Reconstruction	Design	Construction		
23 Wollamai Cr, headwall reconstruction	Berkeley	Reconstruction	Construction			
223 Northcliffe Drive (Berkeley), pipe reline	Berkeley	Reline		Construction		
1 Sturt place (Bulli), pipe reline	Bulli	Reline	Construction			
3 Waterloo Street (Bulli), pipe reline	Bulli	Reline		Construction		
11 Lutana Place (Coniston), pipe reline	Coniston	Reline	Construction			
34 Robson St, culvert reconstruction	Corrimal	Reconstruction	Construction	Construction		
28 Burrell Cr, pit replacement	Dapto	Reconstruction	Construction			
128 Burke Rd, pipe reline	Dapto	Reline	Construction			
28 Prince Edward Dr, pipe reconstruction	Dapto	Reconstruction	Construction			
12 Yorkshire Rd, pipe reconstruction	Dapto	Reconstruction	Design	Construction		
53 Barellan Avenue, pipe reconstruction	Dapto	Reconstruction		Design	Construction	

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	33 Cabbage Tree Lane (Fairy Meadow), pipe reline	Fairy Meadow	Reline	Construction				
	85 Iola Avenue, pipe reline	Farmborough Heights	Reline			Construction		
	56 Benny Ave, pipe reconstruction	Figtree	Reconstruction	Design	Construction			
	48 Koloona Avenue, pipe reline	Figtree	Reline		Construction			
	38 Cowper Street (Helensburgh), Pipe Reline	Helensburgh	Reline	Construction				
	27 Hayward St, pipe reconstruction	Kanahooka	Reconstruction		Design	Construction		
	11 Burrows Avenue, pipe reline	Kanahooka	Reline		Construction			
	19 Karrahah Cr, pipe reline	Lake Heights	Reline	Design	Construction			
	9 Cudgee Crescent, pipe reline	Mount Kembla	Reline			Construction		
	80 Dumfries Avenue (Mount Ousley), pipe reline	Mount Ousley	Reline	Design	Construction			
	2 Virginia St, pipe reconstruction	North Wollongong	Reconstruction	Construction				
	42 Donville Road, pipe reline	Otford	Reline	Construction				
	Old Port Rd - Culvert Refurbishment	Port Kembla	Reconstruction	Design	Construction			
	18 The Drive - Brick Arch Culvert renewal	Stanwell Park	Reconstruction	Construction	Construction			
	Stanwell Beach Reserve pit reconstruction	Stanwell Park	Reconstruction		Design	Construction		
	21 Cliff Pde, headwall reconstruction	Thirroul	Reconstruction	Construction				
	11 Jennifer Cr, pipe reline	Thirroul	Reline		Construction			
	59 Armagh Pde, pipe reline	Thirroul	Reline		Construction			
	67 Thirroul Rd, pipe reconstruction	Thirroul	Reconstruction	Design	Construction			
	10 Colgong Cr, bank support	Towradgi	Reconstruction	Design	Design	Construction	Construction	
	Towradgi Creek, bank support	Towradgi	Reconstruction	Design	Construction	Construction		
	Towradgi Creek Shared Path	Towradgi	Reconstruction				Design	
	12 Waples Rd, pipe reconstruction	Unanderra	Reconstruction	Design	Construction			
	21 Coachwood Drive, pipe reline	Unanderra	Reline	Construction				
	Pipe re-lining	Various	Residual Bulk	Bulk	Bulk			
	Minor Drainage replacements	Various	Residual Bulk	Bulk	Bulk			
	Creek modifications	Various	Residual Bulk	Bulk	Bulk			
	Northcliffe Dr (Jackson Way & Kully Way) - Culvert	Warrawang	Reconstruction	Design	Design	Construction	Construction	
	248 Northcliffe Dr (Denise St and Griffin St) - Culvert	Warrawang	Reconstruction	Design	Design	Construction	Construction	
	4 Trevor Ave, pipe reline	Warrawang	Reline	Construction				
	82 Flagstaff Rd, pipe reconstruction	Warrawang	Reconstruction		Design	Construction		
	23 Wilma Avenue, pipe reline	Warrawang	Reline	Construction				
	25 Gundarun street (West Wollongong), pipe reline	West Wollongong	Reline		Construction			
	81 Cliff Rd, Pipe reconstruction	Wollongong	Reconstruction	Construction				
	27 Evans St, culvert reconstruction	Wollongong	Reconstruction	Design	Design	Construction		
	21 Stewart St, culvert reconstruction	Wollongong	Reconstruction	Design	Design	Construction	Construction	
	40 Hilltop Avenue, pipe reconstruction	Wollongong	Reconstruction		Design	Construction		
	32 Strathearn Avenue, pipe reconstruction	Wollongong	Reconstruction		Design	Construction		
	69 Morrison Avenue, pipe reline	Wombarra	Reline			Construction		
	Water Quality Facilities			\$130,000	\$550,000	\$0	\$0	
	Port Kembla Beach, Stormwater Quality Improvement Device	Port Kembla	Construct New	Construction	Construction			
	Belmore Basin, Stormwater Quality Improvement Device	Wollongong	Construct New	Design	Construction			



Waste Management

Responsibility Manager Open Space and Environmental Services

Why

To work together to reduce waste going to landfill through prevention, education and the use of innovative practises and technologies.

What

Waste management includes the environmentally responsible, customer focused resource recovery, recycling and solid waste management. The service includes community education programs, waste collection and recycling, operation of the Wollongong Waste and Resource Recovery Park, public domain waste collection and facilities cleaning.

Service Delivery Streams

- Public Litter Bin Collection
- Wollongong Waste and Resource Recovery Park
- Domestic Waste Collection Services
- Cleaning of Public Toilets

Supporting Documents

Wollongong Waste and Resource Recovery Strategy 2022
Sustainable Wollongong 2030: A Climate Healthy City Strategy
Climate Change Mitigation Plan 2020 - 2022
Climate Change Adaptation Plan 2022

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$35,710,000



1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Waste Management			\$8,750,000	\$8,750,000	\$8,400,000	\$9,810,000	
	Domestic Waste Collection Services			\$8,750,000	\$8,750,000	\$8,400,000	\$9,810,000	
	Waste Facilities			\$8,750,000	\$8,750,000	\$8,400,000	\$9,810,000	
	Whytes Gully New Cell Design (Stage 2A)	Kembla Grange	Construct New	Design				
	Whytes Gully Stage 2A Access Road	Kembla Grange	Construct New			Construction		
	Whytes Gully New Cell Design Stage 2B	Kembla Grange	Construct New	Construction	Construction			
	Eastern Gully and Package 1 Landfill Capping	Kembla Grange	Construct New				Design	
	Central Ridge Excavation	Kembla Grange	Construct New	Construction				
	Upper Eastern Gully Fill Plan	Kembla Grange	Construct New	Design				
	Helensburgh Rehabilitation	Various	Residual Bulk	Design	Construction		Construction	
	Greenhouse Park Former Landfill Environment Remediation Proj	Wollongong	Reconstruction	Design	Construction	Construction		





Tourist Parks

Responsibility Manager Property and Recreation

Why

To promote the Wollongong Local Government Area as an event, conference and visitor destination.

What

Wollongong City Tourist Parks provide beachside accommodation for visitors to the Wollongong

Local Government Area. Our Tourist Parks are located at Bulli, Corrimal and Windang, and include annual sites and tourist accommodation.

The three Tourist Parks compete in a commercial environment and operate accordingly to ensure they remain commercially viable and provide an acceptable return to Council.

Service Delivery Streams

- Tourist Parks

Supporting Documents

Places for People: Wollongong Social Infrastructure Planning Framework 2018
Wollongong City Tourist Parks Marketing Strategy 2021-2024
Coastal Zone Management Plan 2017

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$4,590,000

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Tourist Parks			\$1,310,000	\$1,280,000	\$800,000	\$1,200,000	
	Tourist Parks			\$1,310,000	\$1,280,000	\$800,000	\$1,200,000	
	Tourist Park Cabins - Renew			\$1,310,000	\$1,280,000	\$800,000	\$1,200,000	
	Bulli Tourist Park Northern Amenities / Kitchen	Bulli	Refurbishment		Design	Construction	Construction	
	Bulli Tourist MSB and Demand Management System	Bulli	Construct New	Design				
	Bulli Tourist Park Light and Pole Replacement	Bulli	Replacement		Construction			
	Bulli Tourist Park Cabins	Bulli	Replacement	Construction				
	Corrimal Tourist Park Camp Kitchen and Amenities Block 1	Corrimal	Refurbishment			Design		
	Corrimal Tourist Park Amenities Block 2	Corrimal	Refurbishment			Design	Construction	
	Corrimal Tourist Park Light and Pole Replacement and Relocation	Corrimal	Replacement	Construction				
	Corrimal Tourist Park Demand Management and MSB Upgrade	Corrimal	Construct New	Design				
	Tourist Parks: Accessible Cabins	Various	Replacement		Construction	Construction	Construction	
	Windang Tourist Park Cabins	Windang	Replacement		Construction			
	Windang Tourist Park MSB and Demand Management System	Windang	Construct New	Design				
	Windang Tourist Park Light and Pole Replacement	Windang	Replacement	Construction				



Cultural Services

Responsibility Manager Community, Cultural and Economic Development

Why

Our community want to support and advocate for creative practitioners in Wollongong. They want access to a variety of high quality public places and opportunities for learning and cultural activities.

What

This service delivers cultural programs, infrastructure such as public art, exhibitions and events to the community. The service also engages in community cultural development programs, including advocacy for and support of the creative industries sector, development of artists and performers funding opportunities.

Service Delivery Streams

- Cultural Development
- Public Art
- Wollongong Art Gallery
- Illawarra Performing Arts Centre (IPAC)
- Wollongong Town Hall

Supporting Documents

Creative Wollongong Implementation Plan 2019-2024
Disability Inclusion Action Plan 2020-2025
Economic Development Strategy 2019-2029
Framing Our Future: Wollongong Art Gallery Strategic Plan 2020-2025
Animating Wollongong: Public Art Strategy 2022-2032

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$9,560,000

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Cultural Services			\$180,000	\$180,000	\$4,600,000	\$4,600,000	
	Wollongong Art Gallery			\$100,000	\$100,000	\$100,000	\$100,000	
	Art Gallery Acquisitions			\$100,000	\$100,000	\$100,000	\$100,000	
	Illawarra Performing Arts Centre			\$30,000	\$30,000	\$0	\$0	
	Cultural Centres			\$30,000	\$30,000	\$0	\$0	
	IPAC IMB Theatre Flying System Compliance	Wollongong	Upgrade	Design	Design			
	Wollongong Town Hall			\$50,000	\$50,000	\$4,500,000	\$4,500,000	
	Cultural Centres			\$50,000	\$50,000	\$4,500,000	\$4,500,000	
	Gallery & Town Hall - HVAC Upgrades	Wollongong	Upgrade	Design	Design	Construction	Construction	



Libraries

Responsibility Manager Library and Community Services

Why

Quality services, libraries and facilities are available to communities to access and gather information.

What

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

Service Delivery Streams

- Library Services

Supporting Documents

Wollongong City Libraries Strategy: 2017-2022
Wollongong City Libraries Collection Development Plan

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$47,505,404

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Libraries			\$4,450,243	\$23,103,749	\$13,513,749	\$6,437,663	
	Library Services			\$4,450,243	\$23,103,749	\$13,513,749	\$6,437,663	
	Buildings - New			\$3,100,000	\$21,600,000	\$12,000,000	\$5,000,000	
	Helensburgh Library + Community Centre	Helensburgh	Construct New	Design	Design	Construction	Construction	
	Southern Suburbs Library + Community Centre	Warrawong	Construct New	Construction	Construction	Construction		
	Buildings - Renew			\$10,000	\$130,000	\$110,000	\$0	
	Thirroul Library Study Room	Thirroul	Construct New	Design	Construction	Construction		
	Library Books			\$1,340,243	\$1,373,749	\$1,403,749	\$1,437,663	



Property Services

Responsibility Manager Property and Recreation

Why

Council's property portfolio, including Crown Lands, is well managed and supports the delivery of services and business

What

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

Service Delivery Streams

- Leasing and Licenses
- Property Sales and Development

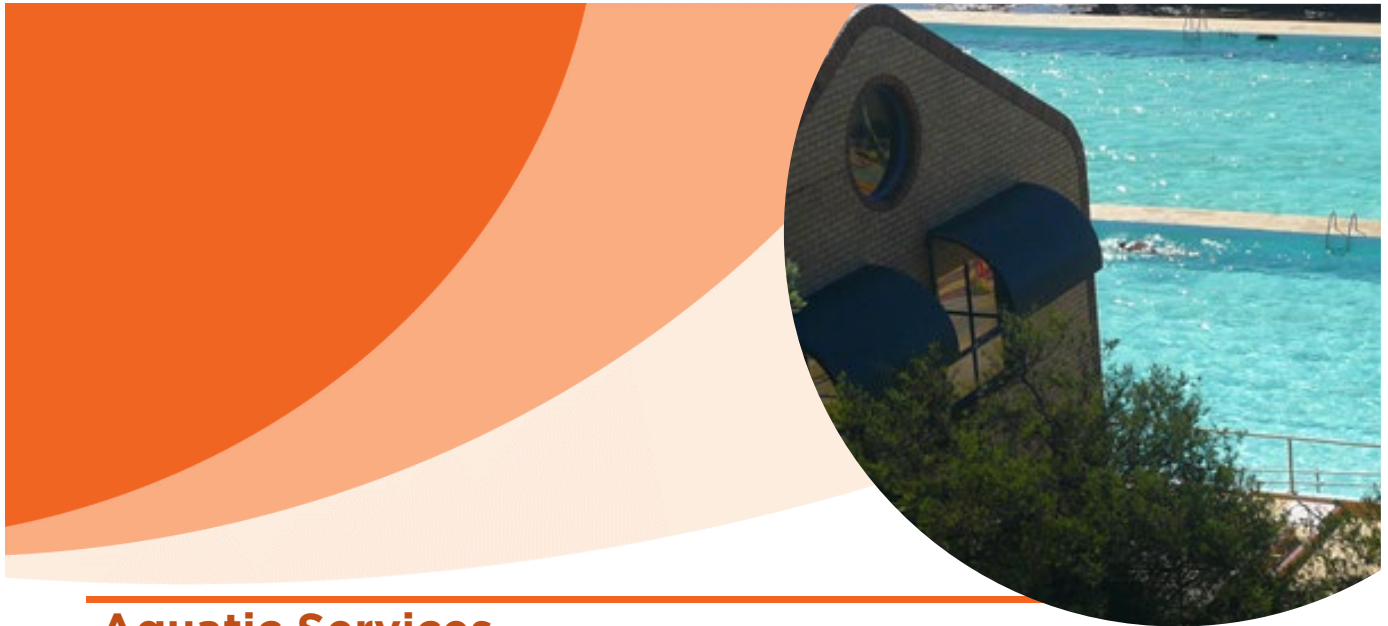
Supporting Documents

Plans of Management
Places for People: Wollongong Social Infrastructure Planning Framework 2018 – 2028
Property Strategy
Commercial Property Strategy
Inner City Parking Strategy 2010-2026
Climate Change Adaptation Plan 2020-2022
Coastal Zone Management Plan 2017

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$1,170,000

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Property Services			\$310,000	\$360,000	\$250,000	\$250,000	
	Leasing and Licenses			\$60,000	\$110,000	\$0	\$0	
	Buildings - Renew			\$60,000	\$110,000	\$0	\$0	
	Slacky Flat Grandstand Roof	Bulli	Replacement		Design			
	Gateway Centre Sewer Refurbishment	Maddens Plains	Refurbishment	Design				
	Gateway Centre Drainage	Maddens Plains	Upgrade	Design	Construction			
	Property Sales and Development			\$250,000	\$250,000	\$250,000	\$250,000	
	Land Acquisitions			\$250,000	\$250,000	\$250,000	\$250,000	



Aquatic Services

Responsibility Manager Property and Recreation

Why

Our community wants a variety of quality, safe, well maintained and accessible beaches and aquatic recreation facilities.

What

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

Service Delivery Streams

- Community Pools
- Commercial Heated Pools
- Lifeguard Services
- Ocean Rock Pools

Supporting Documents

Places for People Wollongong Social Infrastructure Planning Framework 2018 - 2028
Asset Management Plans
The Future of Our Pools Strategy 2014 - 2024
Beach and Foreshore Access Strategy 2018 - 2028
Climate Change Adaptation Plan 2020-2022
Coastal Zone Management Plan 2017

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$19,690,000

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Aquatic Services			\$1,520,000	\$2,680,000	\$6,120,000	\$9,370,000	
	Community Pools			\$1,520,000	\$2,680,000	\$6,110,000	\$9,350,000	
	Pool Facilities - Renew			\$1,520,000	\$2,680,000	\$6,110,000	\$9,350,000	
	Corrimal Pool Upgrade	Corrimal	Replacement		Design	Construction	Construction	
	Corrimal Pool Amenities	Corrimal	Refurbishment			Design	Construction	
	Corrimal Pool Pole and Light Replacement	Corrimal	Replacement		Design	Design		
	Helensburgh Pool Upgrade	Helensburgh	Replacement	Design	Construction	Construction		
	Helensburgh Pool Light Replacement	Helensburgh	Replacement	Design	Construction			
	Helensburgh Pool Amenities	Helensburgh	Construct New	Design	Construction			
	Port Kembla Pool Backup Inlet Pipe	Port Kembla	Replacement				Design	
	Stage 2: Western Suburbs Pool Replacement and Upgrade	Unanderra	Replacement	Design	Design	Construction	Construction	
	Stage 1: Western Suburbs Pool Replacement and Upgrade	Unanderra	Replacement	Construction				
	Continental Pool Reconstruction	Wollongong	Replacement			Design	Design	
	Lifeguard Services			\$0	\$0	\$0	\$20,000	
	Beach Facilities - New			\$0	\$0	\$0	\$20,000	
	Austinmer Beach access ramp	Austinmer	Construct New				Design	
	Ocean Rock Pools			\$0	\$0	\$10,000	\$0	
	Rock/Tidal Pools - Renew			\$0	\$0	\$10,000	\$0	
	Bulli Rock Pool	Bulli	Refurbishment			Design		



Botanic Garden and Annexes

Responsibility Manager Open Space and Environmental Services

Why

Our community want to see a variety of quality and accessible public places for sport, play, leisure, recreation, learning and cultural activities in the community.

What

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

Service Delivery Streams

- Botanic Garden and Annexes
- Nursery
- Discovery Centre
- Gleniffer Brae

Supporting Documents

Botanic Garden Plan of Management
Wollongong Local Environmental Plan 2009
Illawarra Biodiversity Strategy
Mt Keira Summit Park Plan of Management
Sustainable Wollongong 2030: A Climate Healthy City Strategy
Urban Greening Strategy 2017-2037

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$1,260,000

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Botanic Garden & Annexes			\$95,000	\$915,000	\$250,000	\$0	
	Botanic Garden & Annexes			\$95,000	\$915,000	\$250,000	\$0	
	Footpaths - Renew			\$20,000	\$0	\$0	\$0	
	Botanic Gardens Rainforest Walk - Stage 2B	Keiraville	Construct New	Design				
	Botanic Gardens Rainforest Walk - Bridge	Keiraville	Construct New	Design				
	Administration Buildings			\$55,000	\$25,000	\$250,000	\$0	
	Botanic Garden Masterplan Implementation	Keiraville	Upgrade	Design	Design	Construction		
	Botanic Garden Depot	Keiraville	Refurbishment	Design				
	Buildings - Renew			\$20,000	\$890,000	\$0	\$0	
	Botanic Garden Southern Amenities Replacement	Keiraville	Replacement		Construction			
	Botanic Garden Propagation Glasshouse and Beds	Keiraville	Refurbishment	Design	Construction			
	Botanic Garden Nursery Solar	Keiraville	Upgrade		Construction			



Community Facilities

Responsibility Manager Library and Community Services

Why

Our community want to have a variety of safe, accessible and quality community facilities to meet, share and celebrate.

What

This service manages and operates 56 Council-owned community facilities across the Wollongong Local Government Area. This includes Neighbourhood Centres, Senior Citizens Centres, Childcare Centres, Libraries, Community Centres and Community Halls. The service provides accessible community spaces to support the delivery of a diverse range of community programs, activities and events. The service also manages a number of 'direct-run' Council facilities, supporting community development and enabling community groups to develop and deliver community services. The service includes long-term social infrastructure planning and managing a range of functions associated with the maintenance, design, replacement or refurbishment of new and existing community facilities.

Service Delivery Streams

- Community Facilities

Supporting Documents

Places for People Wollongong Social Infrastructure Planning Framework: 2018-2028
Asset Management Plans
Wollongong City Libraries Strategy 2017-2022
Climate Change Adaptation Plan 2020-2022
Coastal Zone Management Plan 2017

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$19,610,000

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Community Facilities			\$2,730,000	\$3,150,000	\$4,510,000	\$9,220,000	
	Community Facilities			\$2,730,000	\$3,150,000	\$4,510,000	\$9,220,000	
	Buildings - Renew			\$2,640,000	\$3,060,000	\$4,440,000	\$9,150,000	
	Balgownie Village Community Centre - Kitchen & Access	Balgownie	Refurbishment			Design	Construction	
	Bulli Community Centre Kitchenette	Bulli	Refurbishment	Design	Construction			
	Bulli RFS Roof Replacement	Bulli	Replacement	Construction				
	Bulli Beach Café	Bulli	Upgrade	Design	Construction			
	Corrimal District Library Air Conditioning	Corrimal	Refurbishment	Design				
	Cringila Multi Purpose Centre Roof Replacement	Cringila	Replacement	Construction				
	Ribbonwood HVAC Upgrade	Dapto	Replacement	Design	Design	Construction	Construction	
	Ribbonwood Refurbishment	Dapto	Replacement	Design	Design	Construction	Construction	
	Figtree Community Hall Amenities	Figtree	Upgrade		Design	Construction		
	Wollongong Senior Citizens Roof	Gwynneville	Replacement	Design	Construction	Construction		
	Koonawarra Community Centre Roof replacement and fire compliance	Koonawarra	Replacement	Construction				
	Old Court House Roof Replacement	North Wollongong	Replacement	Construction				
	Otford Community Centre, Kitchen, Amenities and Accessibility	Otford	Refurbishment	Design	Construction	Construction		
	Otford RFS access	Otford	Upgrade				Construction	
	Port Kembla Community Centre Hall, Workshop and Forecourt Stage 2	Port Kembla	Upgrade	Design	Design	Construction	Construction	
	Unanderra Community Centre Roof	Unanderra	Refurbishment	Construction				
	Unanderra Community Centre Roof Stage 2	Unanderra	Replacement	Design	Construction			
	Belmore Basin Amenities Replacement	Wollongong	Replacement	Design	Design	Design	Construction	
	Wollongong Youth Centre Kitchen Replacement	Wollongong	Replacement			Design	Construction	
	Wongawilli Hall Refurbishment and Upgrade	Wongawilli	Refurbishment	Design	Construction			
	Furniture and Fittings - Renew			\$90,000	\$90,000	\$70,000	\$70,000	



Leisure Centres

Responsibility Manager Property and Recreation

Why

Provide quality and accessible leisure facilities for sport, play, leisure and recreation that contributes to the health and wellbeing of our community.

What

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

Service Delivery Streams

- Leisure Centres

Supporting Documents

Beaton Park Regional Precinct Masterplan 2018 - 2038
Beaton Park Plan of Management

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$590,000

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Leisure Centres			\$400,000	\$0	\$0	\$190,000	
	Leisure Centres			\$400,000	\$0	\$0	\$190,000	
	Buildings - Renew			\$350,000	\$0	\$0	\$190,000	
	Beaton Park Amenities Refurbishment	Gwynneville	Refurbishment				Design	
	Beaton Park Office Refurbishment	Gwynneville	Refurbishment				Design	
	Beaton Park Sauna	Gwynneville	Replacement				Construction	
	Beaton Park Tennis Pro Shop	Gwynneville	Refurbishment	Construction				
	Leisure Centres			\$50,000	\$0	\$0	\$0	
	Lakeside Equipment Replacement	Kanahooka	Replacement	Procure				



Memorial Gardens and Cemeteries

Responsibility Manager Property and Recreation

Why

To operate an efficient, well managed commercial business that meets the needs of the community.

What

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

Service Delivery Streams

- Wollongong Memorial Gardens and Cemeteries

Supporting Documents

Memorial Gardens Masterplan

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$1,505,000

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Crematorium and Cemeteries			\$285,000	\$720,000	\$500,000	\$0	
	Wollongong Memorial Gardens and Cemeteries			\$285,000	\$720,000	\$500,000	\$0	
	Crematorium/Cemetery - Renew			\$285,000	\$720,000	\$500,000	\$0	
	Wollongong Memorial Gardens Stage 4	Berkeley	Upgrade	Construction	Construction			
	Lawn Cemetery, Lawn Beams	Kembla Grange	Bulk	Construction	Construction			
	Wollongong Lawn Cemetery Condolence Room & Amenities	Kembla Grange	Replacement	Design	Construction	Construction		
	Scarborough Cemetery Memorial Gardens	Wombarra	Construct New	Construction				



Parks and Sports Fields

Responsibility Manager Property and Recreation

Why

Our community have asked for a variety of quality and accessible public places and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.

What

This service operates 493 parks, 65 sports fields, 220 playing fields, 7 outdoor fitness stations, 9 turf wickets and 154 playgrounds across the Wollongong Local Government Area and includes Russell Vale Golf Course. Provision of passive access to community parks and playgrounds, and affordable and equitable access to sports fields and facilities. Service planning for the creation of enhanced public amenity and recreational opportunities. These services are supported through facilitating casual hire and bookings of parks and sports fields. Twenty two sports fields are licensed by volunteer or semiprofessional sporting clubs.

Service Delivery Streams

- Parks
- Playgrounds
- Sports fields
- Russell Vale Golf Course

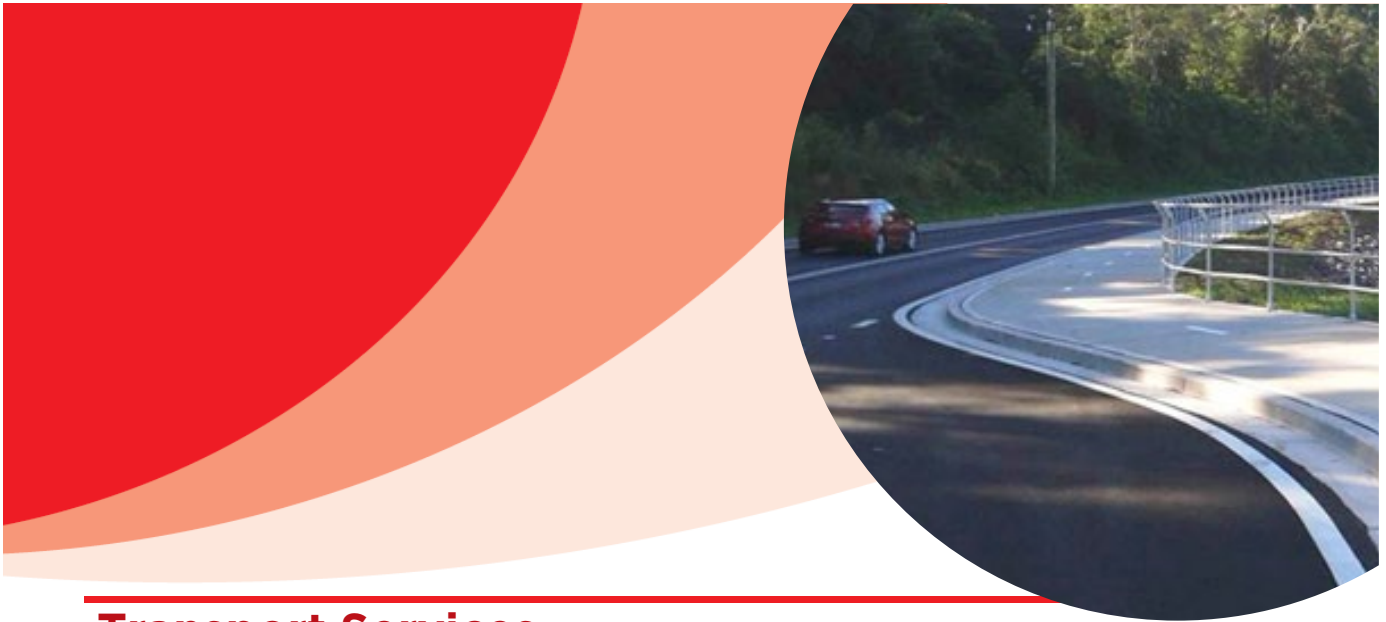
Supporting Documents

Places for People: Wollongong Social Infrastructure Planning Framework 2018-2028
 Current and future Sportsgrounds and Sporting Facilities Strategy
 Play Wollongong Strategy 2014-2024
 Figtree Oval Recreational Master Plan 2016–2029
 King George V Oval Port Kembla Masterplan
 Hill 60 Reserve, Port Kembla Masterplan
 Cringila Hills Recreation Park Masterplan
 Wollongong Cycling Strategy 2030
 Sustainable Wollongong 2030 - A Climate Healthy City Strategy
 Climate Change Mitigation and Adaptation Plans
 Coastal Zone Management Plan 2017

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$32,642,642

Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity
Parks and Sportsfields			\$21,127,642	\$8,125,000	\$1,950,000	\$1,440,000
Parks			\$2,415,000	\$3,835,000	\$150,000	\$40,000
Buildings - Renew			\$700,000	\$0	\$0	\$0
Bellambi Boat Ramp Amenities	Bellambi	Replacement	Construction			
Public Facilities - Renew			\$0	\$0	\$0	\$40,000
Bulli Beach Reserve Shelter	Bulli	Replacement				Design
Flagstaff Hill Shelters	Wollongong	Replacement				Design
Skate Facilities			\$525,000	\$1,300,000	\$50,000	\$0
Thirroul Skate Park	Thirroul	Construct New	Design	Construction		
Future Skate Park	Various	Construct New			Design	
Wollongong Skate Park	Wollongong	Construct New	Construction	Construction		
Recreation Facilities - New			\$990,000	\$2,535,000	\$100,000	\$0
Illawarra Escarpment MTB Network- Supporting Infrastructure - Phase 1	Mount Kembla	Construct New	Construction			
Design & Implementation of King George V Park Masterplan Stage 1	Port Kembla	Construct New	Design	Construction		
Accessible Viewing Area on Hill 60	Port Kembla	Construct New	Construction	Construction		
Lindsay Mayne Park New Amenities	Unanderra	Construct New	Design	Construction		
Recreation Facilities - Renew			\$200,000	\$0	\$0	\$0
Fenced Off-Leash Area - Proud Park	Various	Upgrade	Construction			
Fenced Off-Leash Area - Central	Various	Upgrade	Construction			
Nicholson Park Upgrade	Woonona	Upgrade	Construction			
Playgrounds			\$2,842,642	\$1,000,000	\$1,100,000	\$1,000,000
Play Facilities - Renew			\$2,812,642	\$1,000,000	\$1,100,000	\$1,000,000
Stuart Park All-Access, All-Abilities Playground	Wollongong	Replacement	Construction			
Southspur Reserve Playground	Cordeaux Heights	Replacement	Construction			
Beaton Park Playground Replacement and New Shade Sail	Gwynneville	Replacement		Design		
Lang Park Playground	North Wollongong	Replacement	Construction	Construction		
King George Oval Playground	Port Kembla	Replacement	Design			
Stanwell Park Playground	Stanwell Park	Replacement	Construction			
Riley Park Playground	Unanderra	Replacement	Construction			
Charcoal Park Playground	Unanderra	Replacement	Construction			
Additional Outdoor Exercise Equipment General	Various	Construct New	Construction			
Coreen Avenue Reserve Playground	West Wollongong	Replacement	Construction			
Wattle St Park Playground	Windang	Replacement	Construction			
Buildings - New			\$30,000	\$0	\$0	\$0
Stuart Park Changing Place Amenities	North Wollongong	Construct New	Design			
Lang Park Amenities	Wollongong	Construct New	Design			
Stuart Park DDA Amenities - Near Playground	North Wollongong	Refurbishment	Design			
Sportsfields			\$15,870,000	\$3,290,000	\$700,000	\$400,000
Buildings - Renew			\$80,000	\$2,300,000	\$0	\$0
Figtree Oval Amenities Upgrade	Figtree	Refurbishment	Design	Construction		
Gibson Park Rugby League Amenities Refurbishment	Thirroul	Refurbishment	Design	Construction		
Sports Facilities - New			\$1,000,000	\$400,000	\$0	\$0
Judy Masters Irrigation	Balgownie	Construct New	Construction			
Judy Masters Park Sportsground Drainage	Balgownie	Construct New	Construction			
Corrimal Memorial Park Fencing	Corrimal	Replacement	Construction			
Lakelands Oval Drainage	Dapto	Construct New	Construction			
Cawley Park Sportsground Drainage	Russell Vale	Construct New	Construction			
Sports Facilities - Renew			\$14,390,000	\$190,000	\$300,000	\$0
Fred Finch Park Netball Courts Stage 2	Berkeley	Upgrade	Construction			
McKinnon Park Fencing	Coniston	Replacement		Construction		
North Dalton Park Turf Wicket	Fairy Meadow	Replacement	Construction			
Figtree Oval Turf Wicket	Figtree	Replacement	Construction			
Beaton Park Regional Tennis Complex Upgrade	Gwynneville	Upgrade	Construction			
Beaton Park Masterplan Enabling Works	Gwynneville	Upgrade	Construction			
Beaton Park Pool Roof Replacement	Gwynneville	Upgrade			Design	
Beaton Park Ted Tobin Hall and Main Building Reskin	Gwynneville	Upgrade			Design	
Beaton Park Ted Tobin Hall and Gym Light Replacement	Gwynneville	Upgrade			Design	
Helensburgh Sports Field Lighting	Helensburgh	Construct New	Construction			
Keira Village Park Turf Wicket	Mount Keira	Replacement		Construction		
Keira Village Park Fencing	Mount Keira	Replacement			Construction	
Hollymount Park Turf Wicket	Woonona	Construct New	Construction			
Sports Facilities - Grants			\$400,000	\$400,000	\$400,000	\$400,000



Transport Services

Responsibility Manager Infrastructure Strategy and Planning

Why

Our community wants the Wollongong Local Government Area to have a safe and affordable transport network connecting people to places and spaces in a convenient and timely way.

What

This service provides the delivery, management and advocacy of transport infrastructure. The service aims to provide a transport network that is safe, efficient, equitable, effective and sustainable. The service supports the community through creating the provision of transport access for residential, business, recreation, leisure and tourism activities.

This Service also includes provision of road safety, traffic and integrated transport planning support and advice. Road Safety Education Programs and promotion is a critical activity implemented across all aspects of our transport services.

Service Delivery Streams

- Road Safety, Traffic and Transport Planning
- Roads and Bridges
- Footpaths, Cycleways and Transport Nodes
- Car Parks and Boat Ramps
- Traffic Facilities including Street Lighting
- Street Sweeping

Supporting Documents

West Dapto Development Contributions Plan 2020
 Town and Village Centre 'Access and Movement Plans'
 Wollongong Cycling Strategy 2030
 Urban Greening Strategy 2017-2037
 City of Wollongong Foreshore Parking Strategy (In Development)
 Wollongong City Centre Access and Movement Strategy 2023
 Illawarra Regional Transport Plan
 Integrated Transport Strategy 2023
 Coastal Zone Management Plan 2017

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$111,728,900

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Transport Services			\$26,410,000	\$30,570,000	\$28,527,000	\$26,221,900	
	Roads & Bridges			\$12,310,000	\$14,575,000	\$16,612,000	\$15,416,900	
	Roadworks - Renew			\$10,900,000	\$10,960,000	\$12,407,000	\$12,636,900	
	Hill St; Foothills Rd to House #3	Austinmer	Resurface	Construction				
	Avondale Rd; Avondale Colliery Rd to End	Avondale	Reconstruction				Design	
	South Avondale Rd , Avondale Rd to End	Avondale	Resurface	Design	Construction			
	Cedar Ave, South Avondale Rd to Estate Gates	Avondale	Resurface				Design	
	Chalmers St; Duncan St to Margaret St	Balgownie	Resurface	Construction				
	Gownie Pl; Church St to End	Balgownie	Resurface	Design	Construction			
	Bootie St; Gore St to End	Balgownie	Reconstruction		Design	Construction		
	Meadow St; Brian St to Balgownie Rd	Balgownie	Resurface			Design	Construction	
	Robert Cram Dr; Rothery St to Waley Ave	Bellambi	Resurface	Design	Construction			
	Sellers Cres; Cawley St to Gleeson Cres	Bellambi	Resurface	Design	Construction			
	Northcliffe Dr; Northbound M1 Ramp to Southbound M1 Ramp	Berkeley	Resurface	Construction				
	Carringle St; Carroona St to Goolana St	Berkeley	Reconstruction		Design	Construction		
	Eleban Pl; Carringle St to End	Berkeley	Reconstruction		Design	Construction		
	Nolan St; Warwick St to Roche Pl	Berkeley	Reconstruction	Design	Construction			
	Matilda Way; Winnima Way to Winnima Way	Berkeley	Reconstruction		Design	Construction		
	Lane 124; Short St to Carroona St	Berkeley	Reconstruction		Design	Construction		
	Venn St; Northcliffe Dr to Burke Way	Berkeley	Reconstruction			Design	Construction	
	Burke St; Venn St to #32	Berkeley	Reconstruction			Design	Construction	
	Bedford St; Northcliffe Dr to Hertford St	Berkeley	Reconstruction			Design	Construction	
	Essex St; Hertford St to Kent St	Berkeley	Reconstruction				Design	
	Oxford St; Hertford St to End	Berkeley	Reconstruction			Design	Construction	
	Salisbury St; End to Hertford St	Berkeley	Reconstruction			Design	Construction	
	Stafford St; End to Norfolk St	Berkeley	Reconstruction				Design	
	Westmacott Pde; Point St to Southview St	Bulli	Reconstruction		Construction			
	George Ave; Princes Hwy to Rex Ave	Bulli	Resurface	Design	Construction			
	Range Pl; Beacon Ave to End	Bulli	Resurface			Design	Construction	
	William St; Princes Hwy to Chilby Ln	Bulli	Resurface			Design	Construction	
	Cater St; Lawrence Hargrave Dr to Morrison Ave	Coledale	Resurface				Design	
	Mackie St; Union St to Heaslip St	Coniston	Reconstruction		Design	Construction		
	Bridge St; Beresford St to Harold St	Coniston	Resurface			Design	Construction	
	Staff Rd; Central Rd to Callistemon Rd	Cordeaux Heights	Resurface		Design	Construction		
	Derribong Dr; Booreea Blvd to Deenyl Cl	Cordeaux Heights	Reconstruction		Design	Construction		
	Derribong Dr; Carbeen Cres to Tyalla Pl	Cordeaux Heights	Reconstruction		Design	Construction		
	Underwood St; Russell St to Railway St	Corrimal	Reconstruction	Construction				
	Midgley St; Robsons St to #62	Corrimal	Reconstruction		Construction			
	Daphne St; Hardie St to Brompton Rd	Corrimal	Reconstruction			Design	Construction	
	Short St; Princes Hwy to Car Park	Corrimal	Reconstruction	Construction				
	Railway St; Pioneer Rd to Duff Pde	Corrimal	Resurface	Design	Construction			
	Yull Ave; Angel St to Tarrawanna Rd	Corrimal	Resurface		Construction			
	Robson St; Bloomfield Ave to Parmenter Ave	Corrimal	Resurface	Design	Construction			
	Robsons Rd; Murphys Ave to Gipps Rd	Corrimal	Resurface	Design	Construction			
	Rothery St; Wilga St to Princes Hwy	Corrimal	Resurface		Design	Construction		
	Albert St; Arthur St to End (East)	Corrimal	Reconstruction		Design	Construction		
	Louis St; Mountbatten to End	Corrimal	Reconstruction		Design	Construction		
	Eager St; Albert St to Rothery Rd	Corrimal	Reconstruction			Design	Construction	
	Mountbatten Street; End to End	Corrimal	Resurface			Design	Construction	
	Edwina St; Rothery St to Mountbatten St	Corrimal	Resurface			Design	Construction	
	Jones Pl; Daphne St to End	Corrimal	Resurface			Design	Construction	
	Albert St; Ivor St to End	Corrimal	Reconstruction				Design	
	Foothills Rd; End to Francis St	Corrimal	Reconstruction				Design	
	Underwood St; Coxs Ave to Collins St	Corrimal	Reconstruction	Construction				
	Bong Bong Rd; Osbourne St to Rail Crossing	Dapto	Resurface	Design	Construction	Construction		
	Kapooka Ave; Kundle St to Kundle St	Dapto	Reconstruction	Design	Construction			
	Avondale Rd; Princes Hwy to Rail Crossing	Dapto	Reconstruction	Construction				
	Werowi St; Princes Hwy to Mulda St	Dapto	Resurface	Design	Construction			
	Mt Brown Rd; Princes Hwy to McPaul Ave	Dapto	Resurface	Design	Construction			
	Mt Brown Rd; Cabernet Dr to End	Dapto	Resurface		Design	Construction		
	Cambridge Rd; Fowlers Rd to Lakelands Dr	Dapto	Reconstruction		Design	Construction		
	Bambil Cr; Bangaroo Ave to Byamee St (East)	Dapto	Reconstruction		Design	Construction		

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Burke Rd; Burrell Cr (Nth) to Truman Ave	Dapto	Reconstruction				Design	
	Emerson Rd; #91 to Princes Hwy	Dapto	Reconstruction			Design	Construction	
	Kylie Pl; Parkside Dr to End	Dapto	Reconstruction			Design	Construction	
	Scott Rd; Laver Rd to Burke Rd	Dapto	Reconstruction			Design	Construction	
	Sierra Dr; Bong Bong Rd to #36	Dapto	Resurface	Construction				
	Elizabeth St; Princes Hwy to Marshall St	Dapto	Resurface				Design	
	Thalassa Ave; Cawley St to Carroll Rd	East Corrimal	Resurface			Design	Construction	
	Balgownie Rd; Alexander St to Tobruk Ave	Fairy Meadow	Resurface	Construction				
	Jardine St; Princes Hwy to End	Fairy Meadow	Resurface	Construction				
	Rann St; Holder to End (North)	Fairy Meadow	Resurface	Design	Construction			
	Anama St; Princes Hwy to End	Fairy Meadow	Resurface		Design	Construction		
	McGrath St; Princes Hwy to David Cres	Fairy Meadow	Resurface	Design	Construction			
	Dymock St; Hopewood Cr to Dawson St	Fairy Meadow	Resurface		Design	Construction		
	Helen Brae Ave; McLean Ave to End	Fairy Meadow	Reconstruction		Design	Construction		
	Fairy Ave; Cabbage Tree Ln to Cabbage Tree Ln	Fairy Meadow	Reconstruction		Design	Construction		
	Balfour St; Alexander St to #28	Fairy Meadow	Reconstruction			Design	Construction	
	Garratt Ave; Lombard Ave to Hopewood Cr	Fairy meadow	Reconstruction			Design	Construction	
	Hamilton St; McMahon St to Bassett St	Fairy Meadow	Reconstruction				Design	
	Winton Pl; Hopewood Cr to End	Fairy Meadow	Resurface	Design	Construction			
	Farmborough Rd; Hse #151 to Fairloch Ave (east)	Farmborough Heights	Reconstruction	Design	Construction			
	Madden St; Devenish St to Buckland St	Fernhill	Reconstruction		Design	Construction		
	Alandale Ave; O'Donnell Dr to End (west)	Figtree	Reconstruction	Construction				
	Zelang Ave; Bellevue Rd to Uralba St	Figtree	Resurface	Design	Construction			
	William St; Princes Hwy to End	Figtree	Resurface		Design	Construction		
	Marengo Ave; St Marks Cres to End	Figtree	Resurface			Design	Construction	
	Whelan Ave; Langson Ave to Langson Ave	Figtree	Resurface			Design	Construction	
	Garden Ave; Brentwood Ave to Murray Park Rd	Figtree	Resurface			Design	Construction	
	Bellevue Rd; Princes Hwy to start Div C/way	Figtree	Reconstruction			Design	Construction	
	Lamerton Dr; Jaina Ave to O'Briens Rd	Figtree	Reconstruction	Design	Construction			
	Uralba St; Pooraka Ave to Bridge	Figtree	Reconstruction			Design	Construction	
	Avalon Tce; Grafton Ave to Cleverdon Cr	Figtree	Reconstruction				Design	
	Cleverdon Cr; The Avenue to Avalon Tce	Figtree	Reconstruction				Design	
	Grafton Ave; Avalon Tce to Cleverdon Cr	Figtree	Reconstruction				Design	
	Kimmins Place; End to Foy Ave	Figtree	Reconstruction				Design	
	John St; Gipps Rd to Murphys Ave	Gwynneville	Resurface	Design	Construction			
	Murphy's Ave; Irvine St to End (East)	Gwynneville	Resurface		Design	Construction		
	Creole Pl; Gerongar Cr to End	Haywards Bay	Reconstruction				Design	
	Gerongar Cr; Wollingurry St to Wollingurry St	Haywards Bay	Reconstruction				Design	
	Penterong Way; Wollingurry St to Gerongar Cr	Haywards Bay	Reconstruction				Design	
	Wollingurry St; Haywards Bay Dr to End	Haywards Bay	Reconstruction				Design	
	Parkes St surface - From McMillan St to Halls Rd	Helensburgh	Resurface	Design	Construction			
	High St; Junction Rd to Fletcher St	Helensburgh	Resurface	Design	Construction			
	Fletcher St; Junction Rd to Sutherland St	Helensburgh	Resurface	Design	Construction			
	Old Station Rd; Foster St to The Crescent	Helensburgh	Resurface		Design	Construction		
	Bennett Ln; Parkes St to Lilyvale St	Helensburgh	Reconstruction		Design	Construction		
	Parkes St; Cemetery rd. to Princes Hwy	Helensburgh	Reconstruction			Design	Construction	
	Blackwell St; Park Ave to Laurina Ave	Helensburgh	Resurface			Design	Construction	
	Unnamed Road 1021286; Frances St to Tabratong Rd	Helensburgh	Resurface			Design	Construction	
	Huxley Dr; Ritchie Cres to Ritchie Cres	Horsley	Reconstruction		Construction			
	Homestead Dr; Horsley Dr to House #3	Horsley	Resurface	Design	Construction			
	Horsley Dr; Robins Creek Dr to Shone Ave	Horsley	Resurface			Design	Construction	
	Kanahooka Rd; Myee St to Thirroul Rd	Kanahooka	Resurface			Design	Construction	
	Andrew Ave; Cedar Grove to Murphys Ave	Keiraville	Reconstruction			Design	Construction	
	Bell St; End to Rose St	Keiraville	Reconstruction				Design	
	Princes Highway; Northcliffe Dr to West Dapto Rd	Kembla Grange	Resurface	Construction				
	Pharlap Ave; Northcliffe Dr to End	Kembla Grange	Resurface	Construction				
	Trifecta Ave; Pharlap Ave to End	Kembla Grange	Resurface	Construction				
	Reddalls Rd; West Dapto Rd to Keevers Place	Kembla Grange	Resurface	Construction				
	Sheaffes Rd - Neeson Rd to Paynes Rd	Kembla Grange	Reconstruction	Construction				
	Farm Rd; End to Paynes Rd	Kembla Grange	Reconstruction	Design	Construction			
	West Dapto Rd; Wiley Rd to Reddalls Rd	Kembla Grange	Resurface	Construction				
	Harry Graham Dr; High St to Morans Rd	Kembla Heights	Reconstruction	Design	Construction	Construction		
	Gowrie St; Fowlers Rd to Galong Cr	Koonawarra	Resurface			Design	Construction	

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Weringa Ave, Flagstaff Rd to Denise St	Lake Heights	Reconstruction	Design	Design	Construction		
	Buena Vista Ave, Weringa Ave to Lake Heights Rd	Lake Heights	Reconstruction		Design	Construction		
	Gilgandra St, Mirrabooka Rd to Barina Ave	Lake Heights	Reconstruction		Design	Construction		
	Kingsley Dr, Noble Parade to End	Lake Heights	Resurface			Design	Construction	
	Lake Heights Rd, Flagstaff Rd to Gloria Cr	Lake Heights	Resurface	Construction				
	Payne St, Woodlawn Ave to End	Mangerton	Reconstruction	Construction				
	Mangerton Rd, Rowland Ave to Norman St	Mangerton	Resurface	Design	Construction			
	Powell St, Woodlawn Ave to End	Mangerton	Resurface	Design	Construction			
	Gorrell Cres, Western Ave to St Johns Ave	Mangerton	Reconstruction		Design	Construction		
	Heaslip St, Kirala Ave to St Johns Ave	Mangerton	Reconstruction				Design	
	Marshall Mount Rd, Nth Marshall Mount Rd to End (Boundary)	Marshall Mount	Reconstruction		Design	Construction		
	Lara Pl, Shauna Cres to End	Mount Keira	Resurface	Design	Construction			
	Woodbury Pl, Medway Dr to End	Mount Keira	Reconstruction				Design	
	Lane 99, James Rd to Stafford Rd	Mount Kembla	Resurface	Design	Construction			
	Stafford Rd, Stafford Ln to End	Mount Kembla	Reconstruction				Design	
	Burling, Strone Ave to Macarthur Ave	Mount Ousley	Reconstruction	Construction				
	Macarthur Ave, Strone Ave to Vereker St	Mount Ousley	Resurface	Construction				
	Aristo Cr, Jobson Ave to End	Mount Ousley	Reconstruction		Design	Construction		
	Paradise Ave, Rose Pde to The Glen	Mount Pleasant	Resurface	Design	Construction			
	Pleasant Ave, Virginia St to Bode Ave	North Wollongong	Reconstruction	Construction				
	Montague St, Ralph Black Dr (South) to Bourke St	North Wollongong	Reconstruction	Construction	Construction			
	Stafford St, Station St to End	North Wollongong	Resurface	Design	Construction			
	Station St, Flinders St to Stafford St	North Wollongong	Reconstruction		Design	Construction		
	Sixth Ave, Church St to Cowper St	Port Kembla	Resurface	Design	Construction			
	Quarry St, Military Rd to Reservoir St	Port Kembla	Resurface	Design	Construction			
	Shellharbour Rd, Cowper St to Illawarra St	Port Kembla	Resurface	Design	Construction			
	Kembla St, Church St to Fitzwilliam St	Port Kembla	Resurface	Design	Construction			
	Donaldson St, Parker St to Illawarra St	Port Kembla	Resurface		Design	Construction		
	First Ave, Military Rd to Tobruk Ave	Port Kembla	Resurface		Design	Construction		
	Horne St, Wentworth St to Allan St	Port Kembla	Reconstruction		Design	Construction		
	Five Islands Rd (Kerb side Lane), Horne St to Harris St	Port Kembla	Reconstruction				Design	
	Bundah Pl, Lakeview Pde to Purry Burry Ave	Primbee	Resurface	Design	Construction			
	Leslie St, End to Neville Ave	Russell Vale	Resurface			Design	Construction	
	Collaery Rd, Neville Ave (east) to Princes Hwy	Russell Vale	Reconstruction				Design	
	Keerong Ave, End to Princes Hwy	Russell Vale	Reconstruction			Design	Construction	
	Nimbin St, Channon St to Princes Hwy	Russell Vale	Reconstruction	Construction				
	Chellow Dene Ave, Lawrence Hargrave Dr to Sheriden Cres (West)	Stanwell Park	Resurface	Construction				
	Gum Tree Ln, Lawrence Hargrave Dr to Pass Ave	Thirroul	Reconstruction	Construction				
	Armagh Pde, Robinsville Cres to Robinsville Cres	Thirroul	Resurface	Design	Construction			
	The Esplanade, Lawrence Hargrave Dt to Arthur St	Thirroul	Reconstruction			Design	Construction	
	Roxburgh Ave, Phillips St to Church St	Thirroul	Reconstruction		Design	Construction		
	Henley Rd, Mary St to Kirton Rd	Thirroul	Resurface			Design	Construction	
	Seabreeze Pl, Surfers Pde (Amy St) to End	Thirroul	Resurface			Design	Construction	
	The Waves, Seafoam Ave to Phillip St	Thirroul	Resurface			Design	Construction	
	Towradgi Rd, Pioneer Rd to Moray Rd	Towradgi	Reconstruction	Construction				
	Nolan St, Doyle Ave to Investigator Dr	Unanderra	Reconstruction	Construction				
	Thornbury Ave, Orana St to Orana St	Unanderra	Reconstruction	Construction				
	Investigator Dr, Berkeley Rd to Sirius Rd	Unanderra	Resurface	Construction				
	Tresnan Ave, Cummins St to Blackman Pde	Unanderra	Reconstruction	Construction				
	Leigh Cres, Central Rd to End	Unanderra	Resurface	Design	Construction			
	Factory Rd, Princes Hwy to Tallegalla St	Unanderra	Resurface	Design	Construction			
	Lady Penrhyn Dr, Berkeley Rd to Prince of Wales Ave (South)	Unanderra	Resurface	Design	Construction			
	Berkeley Rd, Lady Penrhyn Dr to Bridge	Unanderra	Resurface	Design	Construction			
	Hessell St, Thornbury Ave to End	Unanderra	Resurface		Design	Construction		
	Cook St, Central rd, to Carr Pde	Unanderra	Resurface		Design	Construction		
	Second Ave, Princes Hwy to End	Unanderra	Reconstruction		Design	Construction		
	Albert St, Hurt Pde to Nudjia Rd	Unanderra	Reconstruction				Design	
	Beverly Ave, Beveles Ave to Beatus St	Unanderra	Reconstruction			Design	Construction	
	Normandie Pl, End to Factory Rd	Unanderra	Reconstruction				Design	
	Cowper St, #250 Cowper St to Taurus Ave	Warrawong	Reconstruction	Design	Construction	Construction		
	Fairfax Rd, Cowper St to Vermont Rd	Warrawong	Resurface	Design	Construction			
	Cowper St, Lee St to Fairfax Rd	Warrawong	Resurface	Design	Construction			
	Vermont Rd, Fairfax Rd to End	Warrawong	Resurface		Design	Construction		

Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity
Barbara Ave; Minnegang St to Jackson Ave	Warrawong	Resurface		Design	Construction	
Jackson Ave; Dean Rd to End	Warrawong	Resurface			Design	Construction
Mowbray Ln; Montgomery Ln to Montgomery Ave	Warrawong	Reconstruction				Design
London Dr; Shaftsbury Ave to Therry St	West Wollongong	Resurface	Design	Construction		
Sheppard St; Robsons Rd to End	West Wollongong	Resurface	Design	Construction		
The Mall; Thames St to London Dr	West Wollongong	Resurface	Design	Construction		
Yellagong St; Pooraka Ave to Koorabel Ave	West Wollongong	Resurface		Design	Construction	
Yellagong St; Immarna Ave to Iraga Ave	West Wollongong	Resurface		Design	Construction	
Therry St; Abercrombie St to Yellagong St	West Wollongong	Reconstruction		Design	Construction	
Shaftsbury Ave; Mavis Gr to London Dr	West Wollongong	Resurface	Construction			
Parkinson St; Osbourne St to End	Wollongong	Reconstruction	Construction			
Harbour St; Market St to Crown St	Wollongong	Reconstruction	Construction			
Strathearn Ave; Rawlinson Ave to South St	Wollongong	Resurface	Construction			
Hercules St; New Dapto Rd to Denison St	Wollongong	Resurface	Design	Construction		
First St; Campbell St to End	Wollongong	Resurface	Design	Construction		
Marr St; Gipps St to Campbell St	Wollongong	Resurface	Design	Construction		
Moore Ln; Crown St to End	Wollongong	Resurface		Design	Construction	
West St; Auburn St to End (west)	Wollongong	Reconstruction		Design	Construction	
Bank St; Corrimal St to Kembla St	Wollongong	Reconstruction			Design	Construction
New Dapto Rd; Sperry St to Hercules St	Wollongong	Resurface			Design	Construction
Coombe St; Market St to End	Wollongong	Resurface		Design	Construction	
Foley St; Gipps Rd to Throsby Dr	Wollongong	Resurface	Construction			
Haig St; Monash Ave to End	Wombarra	Resurface		Design	Construction	
Gahans Ln; High St to Fretus Ave	Woonona	Resurface	Design	Construction		
Royal Cres; End to Dorrigo Ave	Woonona	Resurface		Design	Construction	
Halley Cres; Duke St to Duke St	Woonona	Reconstruction		Design	Construction	
Dorrigo Ave; Bech Dr to Royal Cr	Woonona	Reconstruction	Construction			
Evonne Pl; Glenhaven St to End	Woonona	Reconstruction				Design
Hopetoun St; Pitman Ln to Forrest St	Woonona	Reconstruction				Design
Linda Pl; End to Tristan Ave	Woonona	Reconstruction			Design	Construction
Haddon Ln; Russell St to Campbell St; Woonona	Woonona	Resurface	Construction			
Yallah Bay Rd; Princes Hwy to Princes Hwy +1.2km	Yallah	Resurface	Construction			
Roadworks - New			\$600,000	\$200,000	\$200,000	\$280,000
Mount Keira Rd; Queen Elizabeth Dr to Mount Keira Rd RFS	Mount Keira	Construct New	Construction			
Guardrails - Renew			\$200,000	\$150,000	\$400,000	\$500,000
Forest Rd turnoff	Darkes Forest	Replacement	Construction			
West Dapto Rd; Reddalls Rd to Sheafes	Kembala Grange	Replacement	Construction			
West Dapto Rd; West Dapto Rd to Reddalls Rd	Kembala Grange	Replacement	Construction			
Barton Pl; Barton Place train bridge, guardrail	Wombarra	Replacement	Construction			
Guardrails - New			\$0	\$75,000	\$70,000	\$75,000
Bridges, Boardwalks and Jetties - Renew			\$610,000	\$3,190,000	\$3,535,000	\$1,600,000
Bellambi Boat Ramp Jetty	Bellambi	Reconstruction	Design	Construction	Construction	
Point St Footbridge	Bulli	Replacement	Design	Construction		
Bulli Beach Tourist Park Access Road Bridge	Bulli	Reconstruction	Design	Construction	Construction	
Beach St Reserve Bridge	Bulli	Reconstruction	Design	Construction		
Bellambi Lagoon Carpark Footbridge	East Corrimal	Reconstruction	Construction			
Fairy Creek Bridge	Fairy Meadow	Reconstruction	Design	Design	Construction	
Youngs Creek Bridge, Cordeaux	Kembala Heights	Reconstruction	Construction			
Jobson Ave Major Culvert	Mount Ousley	Reconstruction			Design	Design
Otford Weir	Otford	Reconstruction	Design			
Hibiscus St Bridge - Wollongong Surf Leisure Resort	Towradgi	Reconstruction	Design	Construction	Construction	
Princes Highway Major Culvert - Victoria St	Unanderra	Reconstruction			Design	Design
Princes Highway Major Culvert - Factory Rd	Unanderra	Reconstruction	Design	Design	Construction	Construction
Alukea Rd Major Culvert	Unanderra	Reconstruction			Design	Design
Bridges, Boardwalks and Jetties - New			\$0	\$0	\$0	\$325,000
Otford Road - Flood Gates at Hacking River	Otford	Construct New				Design
Footpaths, Cycleways & Transport Nodes			\$10,745,000	\$13,290,000	\$10,265,000	\$9,405,000
Retaining Wall - Renew			\$205,000	\$1,845,000	\$1,015,000	\$1,100,000
143-145 Princes Hwy	Bulli	Replacement		Design		
51 Northcliffe Dr to Barnes Park; Lake Illawarra Cycleway Gabion Repairs	Lake Heights	Reconstruction	Design	Construction	Construction	
Mt Keira Rd Retaining Wall - Hse #218 to Water Board Entry	Mount Keira	Reconstruction	Design	Construction		
2 Kirkwood Pl	Mount Kembala	Replacement	Design	Construction		

Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity
North Wollongong Beach, Seawall Renewal Stage 2	North Wollongong	Reconstruction	Design	Design		
555 Lawrence Hargrave Dr	Wombarra	Reconstruction	Design	Construction		
Public Transport - New			\$380,000	\$300,000	\$300,000	\$355,000
Nolan St opp Suffolk St	Berkeley	Construct New	Construction			
Heaslip St after Gladstone Ave	Coniston	Construct New		Construction		
Staff Rd opp Maynes Pde	Cordeaux Heights	Construct New	Construction			
Princes Hwy opp Dapto Mall	Dapto	Construct New	Design			
Mangerton Rd At Howarth Pl	Mangerton	Upgrade	Construction			
Port Kembla Swimming Pool, Cowper St; East Side	Port Kembla	Construct New	Construction			
Wentworth St opp Jubilee Rd	Port Kembla	Construct New		Construction		
Northcliffe Drive opp Jackson Avenue	Warrawong	Construct New	Construction			
Northcliffe Dr after Carroona St	Warrawong	Upgrade	Construction			
Smiths Hill High School, Bus Stops - Both Sides	Wollongong	Construct New	Construction			
Campbell St at Corrimal St	Wollongong	Construct New	Design	Construction		
Myrtle St at Union St Stop - Both Sides	Wollongong	Construct New	Design	Construction		
Cycle/Shared Paths - New			\$4,720,000	\$2,320,000	\$720,000	\$100,000
Cliff Rd; Stuart Park to Marine Dr	Wollongong	Construct New	Design	Construction		
Princes Hwy; North Wollongong Station to Guest Ave	Fairy Meadow	Construct New	Construction			
Parkes St; Lilyvale St to Cemetery Rd	Helensburgh	Construct New		Design	Design	
Lakelands Dr; Shops to Existing Footpath	Kanahooka	Construct New	Design			
Virginia St; Bourke St to Squires Way	North Wollongong	Construct New	Construction			
Bourke St, North Wollongong Train Station to Cliff Rd	North Wollongong	Construct New	Design	Construction		
Military Rd, Church St to Olympic Blvd - Shared User Path	Port Kembla	Construct New	Construction			
Princes Hwy; Collaery Rd to Bellambi Ln	Russell Vale	Replacement	Construction	Construction		
Crown St; Mount Keira Rd to Denison St	Various	Construct New	Design			
Lake Illawarra Shared Path Masterplan	Various	Construct New	Design			
Five Islands Rd/King St/Flagstaff Rd Intersection	Warrawong	Construct New			Design	
Reserve St; Gilmore St to Robsons Rd; south side	West Wollongong	Construct New	Construction			
Abercrombie St; Mount Keira Rd to Princes Hwy	West Wollongong	Construct New	Construction			
Smith St; Harbour St; railway to Cliff Rd	Wollongong	Construct New	Design	Design		
Kembla St; Smith St to Stewart St	Wollongong	Construct New	Design	Design		
Tate St; Bridge St to Kenny St Access via Keira St	Wollongong	Construct New		Design	Construction	
Church St; Swan St to Crown St	Wollongong	Construct New	Design			
Throsby Dr; Foley St to Flinders St	Wollongong	Construct New	Design	Construction		
Kembla St - Crown St to Stewart St	Wollongong	Construct New	Construction			
Cycle/Shared Paths - Renew			\$1,225,000	\$660,000	\$1,380,000	\$2,000,000
N.Cycleway; Ursula Rd to Farrell Rd	Bulli	Upgrade	Construction			
N. Cycleway; Hamilton Rd End - Aragan Cct	Bulli	Reconstruction	Design	Design	Construction	
Cringila Link Cycle Way; Five Islands Rd crossing to Lake Ave	Cringila	Reconstruction				Design
Princes Hwy; Elizabeth St to Avonlea St	Dapto	Reconstruction		Construction		
Gwynneville Cycleway; Beaton Park to Gipps St	Gwynneville	Reconstruction	Construction			
George Hanley Cycleway; Cliff Rd to Squires Way	North Wollongong	Reconstruction	Construction	Construction		
N.Cycleway; Pioneer Dr to Woonona Beach (Blue Lagoon)	Woonona	Reconstruction	Construction			
Grand Pacific Walk			\$100,000	\$1,650,000	\$1,600,000	\$0
Grand Pacific Walk - Austinmer	Austinmer	Construct New	Design	Construction	Construction	
Grand Pacific Walk - Headlands Avenue to Coledale Ave	Coledale	Upgrade	Design	Design		
Footpaths - New			\$780,000	\$745,000	\$300,000	\$350,000
Stuart Park Accessibility Enhancement	North Wollongong	Construct New	Design			
Seacliff Bridge Lookout Design	Clifton	Construct New	Design	Design		
Braeside Ave, Murphys Rd to Gipps St	Gwynneville	Construct New	Construction			
Rose St, Robsons Rd to William St	Gwynneville	Construct New	Design	Construction		
Woodlawn Ave; Norman St to St Johns Ave	Mangerton	Construct New	Construction			
Railway Cr Pedestrian Facility	Stanwell Park	Construct New	Construction			
Beatson St; 41 Beatson St to 202-206 Corrimal St	Wollongong	Construct New	Construction			
Bode Ave; Virginia St to Blacket St	Wollongong	Construct New	Design	Construction		
Park St; Bourke St to Edward St	Wollongong	Construct New		Design	Construction	
Young St; Victoria St to Belmore St; west side	Wollongong	Construct New	Design			
Union St; Strathearn Ave to Gladstone Ave	Wollongong	Construct New	Design	Construction		
Burrelli Street; Continuous Footpath Treatments	Wollongong	Construct New				Design
Market Street; Continuous Footpath Treatments	Wollongong	Construct New	Design	Construction		
Footpaths - Renew			\$2,135,000	\$1,620,000	\$2,000,000	\$2,300,000
142 Lawrence Hargrave Dr	Austinmer	Replacement	Design	Construction		
Nolan St; Kelly St to Gallop St	Berkeley	Replacement	Design	Construction		

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Kelly St; Kelly Ln to Barber St	Berkeley	Replacement	Design	Construction			
	Prince Edward Dr; Kanahooka Rd to St Lukes Ave	Brownsville	Replacement	Construction				
	Bulli Community Centre footpath upgrade	Bulli	Replacement	Construction				
	Derribong Dr; Cordeaux Heights Town Centre	Cordeaux Heights	Replacement	Design	Construction			
	Cringila Community Park Footpath	Cringila	Replacement	Construction				
	Princes Hwy; Elizabeth St to Cleveland Rd	Dapto	Replacement	Construction				
	Bong Bong Rd; Station St intersection footpath	Dapto	Replacement	Construction				
	Kingsford St; Princes Hwy to End	Fairy Meadow	Replacement	Construction				
	Springfield Ave; Intersection Gibsons Rd	Figtree	Replacement	Construction				
	Woodrow Pl; Princes Hwy to End	Figtree	Replacement	Design	Construction			
	Jacaranda Ave; Oleander Ave to Belwarra Ave	Figtree	Replacement	Construction				
	Murphys Ave; Intersection Eastern St	Gwynneville	Replacement	Construction				
	Lukin St; 72-74 Park St to End	Helensburgh	Replacement	Construction				
	Wyndarra Way; Karingal Ave to Malonga Pl	Koonawarra	Replacement	Design	Construction			
	Lakeside Dr; Inglebar Cr to Fowlers Rd	Koonawarra	Replacement	Design	Construction			
	Karingal Ave; Wyndarra Way to Gilba Rd	Koonawarra	Replacement	Design	Construction			
	Wyndarra Way; Kimbarra Cr to Karingal Ave	Koonawarra	Replacement	Design	Construction			
	Kimbarra Cr; Wyndarra Way to Karingal Ave	Koonawarra	Replacement	Design	Construction			
	Taronga Ave; Heaslip St to Toorak Ave	Mangerton	Replacement	Construction				
	Powell St; Intersection Woodlawn Ave	Mangerton	Replacement	Construction				
	Offroad Footpath - Sixth Ave to Fifth Ave	Port Kembla	Replacement	Design	Construction			
	Christy Dr; Old Port Rd to Arawata Dr	Port Kembla	Replacement	Design	Construction			
	Illawarra St; Donaldson St to Bland St	Port Kembla	Replacement	Design	Construction			
	Station St; Lawrence Hgrave Dr	Stanwell Park	Replacement	Construction				
	Marine Pde; Opposite 12 Marine Pde	Towradgi	Replacement	Construction				
	Princes Hwy; Factory Rd to Victoria St	Unanderra	Replacement	Construction				
	Princes Hwy; at bus stop opposite First Ave	Unanderra	Replacement	Construction				
	Pioneer Cemetery Footpaths	Unanderra	Replacement	Design	Construction			
	Fourth Ave; Princes Hwy to End	Unanderra	Replacement	Design	Construction			
	Pioneer Rest Park Footpath	Wollongong	Replacement	Construction				
	Gilmore St; David St to Crown St/Princes Hwy	Wollongong	Replacement	Construction				
	Princes Hwy; Powell St to Geards Place	Wollongong	Replacement	Construction				
	Princes Hwy; Mt Keira Rd to Highway Ave	Wollongong	Replacement	Design	Construction			
	Fox Ave; Kenny St to Cemetery Rd	Wollongong	Replacement	Design	Construction			
	Rosemont St; Crown St to Urunga Pde	Wollongong	Replacement	Design	Construction			
	Atchison St; Intersection Ellen St	Wollongong	Replacement	Construction				
	CBD Public Domain			\$650,000	\$1,950,000	\$750,000	\$1,500,000	
	Bourke Street; Cliff Rd to Kembla St, North and South side	North Wollongong	Upgrade	Design	Construction			
	Victoria St; Denison St, Belmore St to Young St	Wollongong	Upgrade	Construction				
	Kembla St; Crown St - Market St, West side	Wollongong	Upgrade				Design	
	Burelli St; Kembla St to Corrimal St, South sides	Wollongong	Upgrade	Design	Construction	Construction		
	Crown St; Railway Pde to Gladstone Rd (South Side)	Wollongong	Upgrade	Construction	Construction			
	Burelli St; Simpson Pl to Kembla St, North sides	Wollongong	Upgrade				Design	
	Burelli St; Town/ Hall Pl to Kembla St Wollongong	Wollongong	Upgrade	Design	Construction			
	Village and Town Centres			\$550,000	\$2,200,000	\$2,200,000	\$1,700,000	
	Warrawong CBD Upgrade	Warrawong	Upgrade	Construction	Construction	Construction	Construction	
	Warrawong Streetscape Improvements and Pedestrian Laneway	Warrawong	Upgrade		Construction	Construction		
	Warrawong Town Square	Warrawong	Upgrade		Construction	Construction		
	Windang Improvement Program	Windang	Upgrade	Design				
	Car Parks & Boat Ramps			\$390,000	\$1,800,000	\$1,300,000	\$1,100,000	
	Car Parks - New			\$250,000	\$1,400,000	\$1,000,000	\$0	
	Rube Hargrave Park Parking	Clifton	Upgrade	Construction				
	Warrawong Laneway Relocation and Carpark	Warrawong	Construct New		Construction	Construction		
	Swan Street, east of Corrimal St	Wollongong	Construct New	Design	Construction			
	Smith St Underpass Car Park Upgrade	Wollongong	Upgrade	Design	Construction			
	Car Parks - Renew			\$140,000	\$400,000	\$300,000	\$1,100,000	
	Austinmer Beach Carpark	Austinmer	Reconstruction	Design	Construction			
	Bulli Tourist Park Carpark	Bulli	Reconstruction	Construction				
	Shark Beach Carpark	Coledale	Reconstruction	Design	Design	Construction		
	Dapto Swimming Pool Carpark	Dapto	Reconstruction				Design	
	Figtree Park Carpark	Figtree	Reconstruction	Design	Construction			
	South Depot Carpark	Unanderra	Reconstruction	Design	Construction			
	Ocean Park Carpark	Woonona	Reconstruction				Design	

1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Traffic Facilities Including Street Lighting			\$2,965,000	\$905,000	\$350,000	\$300,000	
	Traffic Facilities			\$2,965,000	\$905,000	\$350,000	\$300,000	
	Pioneer Rd - Rothery St Traffic Lights	Bellambi	Upgrade	Construction				
	Pioneer Rd and Bellambi Ln Roundabout Upgrade	Bellambi	Upgrade	Construction				
	George St Pedestrian Facilities	Berkeley	Construct New	Construction				
	North Depot Access Upgrade	Bulli	Construct New		Design			
	Point St - Feasibility	Bulli	Upgrade		Design			
	Princes Hwy and Railway St traffic lights upgrade	Corrimal	Construct New	Construction				
	Princes Hwy - Moombara St Intersection Upgrade	Dapto	Upgrade		Design	Design		
	Princes Hwy and Mount Brown Road Traffic Lights Upgrade	Dapto	Upgrade	Construction				
	Murray Rd Pedestrian Crossing Facility at Carroll Rd Princes Hwy Intersection Upgrade - Daisy St/Cambridge St	East Corrimal	Construct New	Construction				
	Cordeaux Rd - Princes Hwy Roundabout Upgrade	Fairy Meadow	Upgrade	Design				
	Lewis Dr School Crossing	Figtree	Construct New		Design			
	Gipps Rd; Foley St to Vickery St	Figtree	Construct New	Construction				
	Intersection University Ave and Graham Ave	Gwynneville	Upgrade	Construction				
	Northcliffe Dr pedestrian refuge near Lake Heights Rd	Gwynneville	Upgrade	Construction				
	Cordeux Rd Speed Humps	Lake Heights	Construct New	Construction				
	Intersection Foothills Rd and Dumfries Ave	Mount Kembla	Upgrade	Construction				
	Intersection of Strone Ave and Dumfries Ave	Mount Ousley	Upgrade	Construction				
	The Avenue Traffic Calming	Mount Ousley	Upgrade	Construction				
	Bourke St/Cliff Rd Intersection Improvements	Mount Saint Thomas	Upgrade	Design				
	George Hanley Dr & Kembla St Intersection	North Wollongong	Construct New	Design				
	Phillips St near Ryan's Hotel Pedestrian Facility	North Wollongong	Upgrade	Construction				
	Towradgi Rd Traffic Calming	Thirroul	Upgrade	Construction				
	Pioneer Rd - Towradgi Road Traffic Lights	Towradgi	Construct New	Design				
	Cummins St Childrens Crossing	Towradgi	Upgrade	Construction				
	King St/Greene St/Montgomery St	Unanderra	Construct New	Construction				
	King St/Cowper St Traffic Light Upgrade	Warrawong	Construct New	Construction	Construction			
	Crown St; Parkside Ave to Marine Dr	Warrawong	Upgrade	Construction	Construction			
	Campbell St Roundabouts	Wollongong	Upgrade	Construction				
	Intersection Park Rd/Railway Pde	Wollongong	Upgrade	Construction				
		Woonona	Upgrade	Construction				



Support Services – Non Infrastructure

Responsibility Chief Information Officer/Manager Governance and Customer Service

Why

IT - Council uses technology to support services, secure information, and provide our community with equitable access to information and opportunities to inform decision making.

Governance and Administration - Council exhibits responsible decision making based on our values and collaboration.

What

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

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

Service Delivery Streams

- Web Development and Integration Services
- Technology Infrastructure Services
- Information Management
- Supply Chain Management
- Vehicle Management

Supporting Documents

Financial Strategy
Our Resourcing Strategy 2032
Budget 2022-2023
Information Management and Technology Strategy 2021-2024

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$11,903,000



1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Financial Services			\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	
	Vehicle Management			\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	
	Motor Vehicle Replacement			\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	
	Information Technology			\$1,405,000	\$1,340,000	\$1,400,000	\$558,000	
	Technology Infrastructure Services			\$1,405,000	\$1,340,000	\$1,400,000	\$558,000	
	Technology			\$1,405,000	\$1,340,000	\$1,400,000	\$558,000	





Infrastructure Strategy and Support

Responsibility Manager Infrastructure Strategy and Planning

Why

Plan and deliver well managed assets and infrastructure to support Council's services and meet the needs of our community now and into the future.

What

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

Service Delivery Streams

- Infrastructure Strategic Planning
- Capital Program Control
- Design and Technical Services
- Infrastructure Information and Systems Support
- Support Assets

Supporting Documents

Our Resourcing Strategy 2032
 Asset Management Strategy 2032
 Asset Management Plans Access and Movement Strategies
 Town and Village Plans
 Site specific Masterplans
 Illawarra - Shoalhaven Smart Region Strategy
 Port Kembla 2505 Revitalisation Strategy
 State Emergency Service - Service Level Agreement
 Disability Inclusion Action Plan 2020-2025
 Information Management and Technology Strategy 2022-2024
 Our Resourcing Strategy 2032
 Coastal Zone Management Plan 2017
 Climate Change Mitigation Plan 2020
 Climate Change Adaptation Plan 2020-2022
 Sustainable Wollongong 2030

Total capital budget over 4 years | 2023-2024 to 2026-2027

\$32,046,988



1	Project Name	Suburb	Description	2023-24 Activity	2024-25 Activity	2025-26 Activity	2026-27 Activity	2
	Infrastructure Planning and Support			\$10,726,536	\$7,471,679	\$6,367,490	\$7,481,283	
	Capital Program Control			\$10,726,536	\$7,471,679	\$6,367,490	\$7,481,283	
	Capital Project Contingency			\$7,056,536	\$3,496,679	\$2,689,570	\$3,360,869	
	Support Assets			\$375,000	\$375,000	\$250,000	\$600,000	
	Works Depots-Asset Renewal	Not Applicable	Upgrade		Construction	Construction	Construction	
	Admin Building Office Fitouts	Wollongong	Bulk	Procure				
	Admin Building Chairs	Wollongong	Bulk	Procure				
	Admin Building Roof Repair	Wollongong	Replacement	Construction				
	Floor Variable Air Volume (VAV) Refurbishments - Air Conditioning	Wollongong	Replacement				Construction	
	Central Depot Access Control Upgrades	Wollongong	Refurbishment	Construction	Construction			
	EV Charging Infrastructure	Wollongong	Construct New	Design				
	Plant and Equipment			\$3,295,000	\$3,600,000	\$3,427,920	\$3,520,414	





Wollongong City Council

Attachment 3 Draft Revenue Policy, Rates, Annual Charges & Fees 2023-2024 For Exhibition

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Revenue Policy

Council's Revenue Policy, Rates, Fees & Charges 2023-2024 outlines policy and pricing for those areas that Council receives income. The Revenue Policy is developed as part of the Operational Plan each year.

There are several sources of income available for Council, however, Rates income remains the predominant source of income and is supplemented by statutory and other charges, user fees for services, grants and income from commercial endeavours.

RATES

Ordinary Rates

The total amount of rate revenue to be collected from registered property owners at the commencement of a rating year (General Income) is set by IPART on behalf of the Minister for Local Government. This process, known as the 'Rate Peg', sets the percentage (3.7% for 2023-2024) the Council can increase its General Income.

Council determines the allocation of rates to each property based on categorisation, property values (unimproved land values), pricing and the application of a base charge, or minimum rate, for each category or sub-category. Council has not varied its categorisation structure for Ordinary Rates since 1994, although did introduce a Base Charge for Residential properties in 2001-2002.

Council's rating structure contains the four primary categories of Ordinary Rates (definitions provided in glossary) being:

- Residential
- Farmland
- Mining
- Business

The Business category is a residual category, which means any property that cannot be categorised as Farmland, Residential or Mining will be categorised as Business. Not all properties within the Business category will, therefore, be operating a 'business' in the ordinary sense of the word.

Council has divided the Business category into sub-categories to provide additional differential allocation to various property types within the category:

- Business – Ordinary
- Business – Commercial
- Business – 3 (c) Regional
- Business – Light Industrial
- Business – Heavy Industrial
- Business – Heavy I Activity 1.

All property owners are notified of their categorisation for rating purposes through their annual Rate Notice or in writing during the prior period where the categorising has been changed.

Special Rates

In addition to Ordinary Rates, Council has for some time had two Special Rates that apply to Business properties within defined areas. It is proposed that a City Centre Special Rate not be applied in 2023-2024. This Special Rate has previously been levied specifically on business properties in the defined City Centre area to defray the expenses in connection with crime prevention and community safety strategies in the City Centre. While these services will continue, the costs are proposed to be defrayed across the whole city and all rate categories. A Special Rate is still intended to be collected and expended on defined services under the Wollongong Mall Special Rate as below.

- **Wollongong Mall Special Rate**

This rate will be levied on business properties in the defined area to provide Council with revenue to defray expenses in connection with the management, promotion, working, maintenance, cleaning and provision of additional works and services for the Wollongong Mall and its environs.

Categorisation Maps

Maps showing property categorisation, sub-categorisation and special rates are available for perusal on Council's webpage at <https://wollongong.nsw.gov.au/book-and-apply/pay-your-rates/rating-categories>.

The below table shows Council's rating structure, number of rateable properties and pricing proposed to be applied for the 2023-2024 rating period. The pricings in these tables are indicative only as they are based on current rateable properties and current valuations supplied by the Valuer General. There are a significant number of objections still being reviewed by the Valuer General and further changes to Council's rateable properties will be processed prior to the adoption of the 2023-2024 rates that will slightly impact the actual ad valorem and base charges applied.

Rating Structure and Pricing 2023-2024

Rating Category	Sub-Category	Number of properties	Ad Valorem Rate*	Base or Minimum Amount \$	Percentage of Total Rate	Notional Income Yield \$
Residential		82,002.63	0.112069	829.25 (B)	50%	136,001,169
Farmland		120.00	0.088611	1,084.80(M)		545,552
Business	Ordinary	294.00	0.125331			53,804
	Commercial	2084.84	0.830068	1,084.80(M)		22,350,065
	3c Regional Business	280.48	0.830068	971.36(M)		4,975,864
	Light Industrial	1337.05	0.610344	1,084.80(M)		7,443,006
	Heavy Industrial	477.00	0.976551	1,084.80(M)		8,055,739
	Heavy 1 Activity 1	38.00	1.545391	971.36(M)		9,711,655
Mining		12.00	0.903309	1,084.80(M)		1,044,314
Special Rates	Wollongong Mall Rate		0.549483			1,259,943
	City Centre Rate		Proposed not to be applied 2023 – 2024			
TOTAL						191,441,169
* Ad valorem Rate is presented as a rate per dollar of land value as this is how it will be presented on the rate.						
** The base amount for Residential Properties makes up 50% of the total revenue for Residential.						
(B) = Base Amount, (M) = Minimum Rate						

Council's General Income from rates is proposed to be indexed by 3.7% in line with the IPART approved increase. Council generally maintains pricing relativity between categories, so while the General Income will increase by 3.7%, due to the NSW Valuer General revaluations and changing makeup of rateable properties within the Council area, the average impact to ratepayers is highly variable. In addition, the impact on Residential ratepayers varies because of the 50% base charge that has a fixed dollar variance in addition to the variable portion. Low valued properties will have lower percentage increases (outside of revaluation impacts), while higher valued properties will increase above the average percentage.

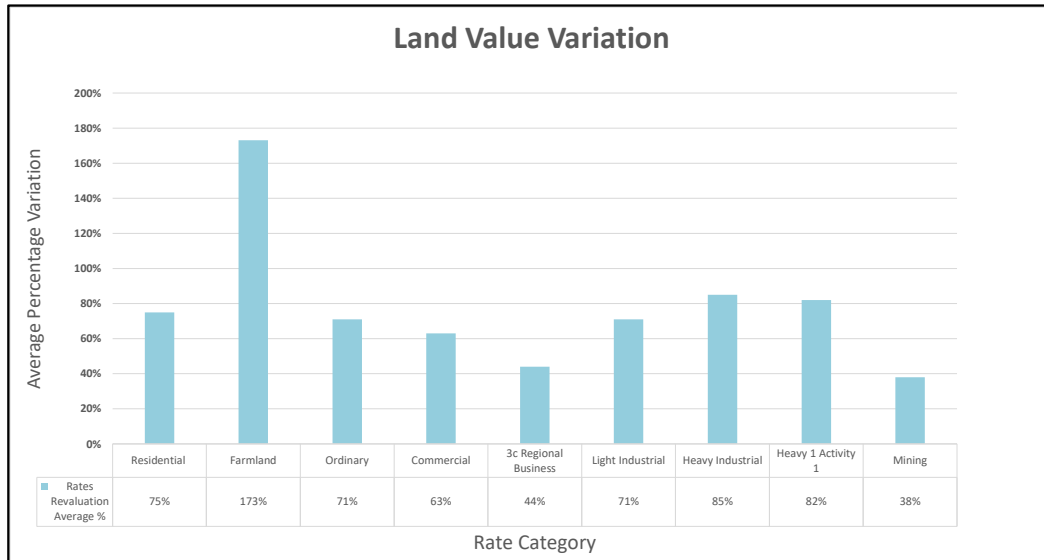
Land Valuations

Land valuations are determined by the NSW Valuer General and are used in determining the ad valorem amount applied in the allocation of rates to be issued by Council. A general revaluation of land within Council areas usually occurs every three years. Council rates for 2023-2024 will be calculated using new valuations determined as of 1 July 2022.

Revaluations do not change Council's total General Income. This is determined through the IPART Rate Peg determination process. Variations in land value affects the proportion to be paid by individual assessments, which will vary depending on the change in land value in relation to the average change in land value within a rate category.

The new valuations have impacted the categories in different ways. While movements in valuations are highly variable and may not be well represented through average variation analysis, the table below does indicate the general trend in valuations between the Rates categories. On average the categories

(and properties within categories) with higher than average variation will experience increases and those with lower than average will experience reductions or lower increases depending on the amount of variation.



The impact of these valuation mixes will mean that Farmland, Heavy Industrial, Heavy 1 Activity 1 and Residential properties will share a slightly greater percentage of the rate yield, while Commercial and Regional 3c and Mining will have a lower percentage of the total yield. Commercial and Regional 3c have been provided the same ad valorem rate to remove the differential pricing between the city wide commercial properties that are in the area previously defined as Regional 3c in the former Local Environmental Plan 1990.

Pensioner Rebates

- Mandatory Rebate

Council is required by the State Government to offer a mandatory rebate of \$250 to all 'eligible' pensioners if they hold a Pensioner Concession Card from Centrelink. The pensioner concession will only be granted for the current rating year. The amount of the rebate will be proportioned according to the number of full quarters in the rating year after the commencement of pensioner eligibility. The eligible pensioner must:

- Be the owner, or spouse of the owner, and reside at the property.
- Hold either a Pensioner Concession Card (PCC) or,
- Gold card embossed with 'TPI' (Totally Permanently Incapacitated) or,
- Gold card embossed with 'EDA' (Extreme Disablement Adjustment).

- Voluntary Rebate

A Voluntary Council Rebate will apply to eligible pensioners who received the mandatory and Voluntary Council Rebate under Section 582 of the Local Government Area prior to 1 January 1994. The Voluntary Rebate of rates will be adjusted annually by the same percentage increase as has been applied to rates. The Voluntary Rebate for 2023-2024 will be \$288.38.

Council will verify the concessional eligibility of pensioners on a regular basis. If eligibility cannot be confirmed, the rebate will be reversed for all following full quarters of the year. A letter will be forwarded to the ratepayer advising the rebate has been removed from the account and any balance remaining to be paid.

If the land is jointly owned by others who are not the spouse of the eligible pensioner, the rebate will be apportioned based on the percentage of the ownership for the eligible pensioner residing at the location.

Pensioners' Deferral Scheme

Council offers all eligible pensioners in receipt of the mandatory rebate an option to enter into a formal Pensioner Agreement to Defer Rates, Charges and Interest. The ratepayer should contact Council to discuss further options available.

Council will apply a reduced interest rate equivalent to the IPART Local Government Nominal Discount Rate to those eligible ratepayers who have entered into a formal Pensioner Agreement to Defer Rates, Charges and Interest.

ANNUAL CHARGES

Council provides a range of services for which it charges an annual charge authorised under various sections of the Local Government Act 1993 as below.

Stormwater Management Annual Charge

Council will levy a Stormwater Management Charge on all parcels of rateable land within the urban area of the City of Wollongong categorised for rating purposes as 'Residential' or 'Business' (including all sub-categories), not being vacant land, or land owned by the Crown, or land held under a lease for private purposes granted under the Housing Act 2001 or The Aboriginal Housing Act 1998.

The following charges will apply:

Category	Number of Properties	Rate \$	Per Unit	Notional Income Yield
Land categorised as residential (not being a strata lot)	57,176	25.00	Assessment	1,429,400
Residential strata lot	19,623	12.50	Strata Lot	245,288
Land categorised as business (not being a business strata lot)	2,521	25.00	Per 350 sq meters*	195,658
Business strata lot	1,479	25.00	Per 350 sq meters**	18,519
<ul style="list-style-type: none"> • Cap at a maximum of \$100 				
** or part of the area of land upon which the lot exists capped at a maximum of \$100.00 and divided by the number of business strata lots on that area of land to the minimum of \$5				

Domestic Waste Management Service

Council levies a Domestic Waste Management Charge for the provision of Domestic Waste Management services to all residential rated properties. The services can include weekly collection of General waste (red top), weekly collection of Food Organics and Garden Organics (green top), fortnightly collection of recyclables (yellow top) and two on-call household clean up services each financial year. Access to an annual green waste and a cardboard drop off service is also included.

The Domestic Waste Management Charge is based on the size of the general waste bin provided. A minimum of one Domestic Waste Management Service charge is to be levied for each separate dwelling upon a property whether the dwellings are subdivided, or not. A separate dwelling for the purpose of this policy is defined as being self-contained and/or leased on the open market. Where a residential property is vacant a service availability charge (Vacant Land – Waste Charge) will apply.

Council cannot apply income from Ordinary Rates towards the cost of providing Domestic Waste Management Services. In determining the annual Domestic Waste Management charges, Council must include all expenditure that relates to the delivery of this service and may include provision for future increases to allow for equalisation of pricing from year to year. This is considered a prudent approach as the waste area is subject to changing industry regulation and costs and operational requirements that have the potential for significant variations in the future. Equalisation funds, along with any annual improvements beyond planned results for the delivery of the domestic waste service, are held as externally restricted cash.

The charges for the provision of the total service during the year commencing 1 July 2023 will be:

Domestic Waste Management Service	General Waste Bin Size	Annual Charge \$	Estimated Yield \$
Domestic Waste Small	80 Litre	334.60	7,062,737
Domestic Waste Medium	120–140 Litre	446.50	25,442,463
Domestic Waste Large	240 Litre	847.20	7,376,570
Households with kidney dialysis	240 Litre	446.50	26,344
Vacant Land charge	N/A	32.80	36,769

Property owners can decrease the size of their general waste bin throughout the year without an administration fee. Where property owners nominate to increase their bin size, an administration fee of \$200 applies. New charges for the elected bin size are applied on a pro rata basis from the date of delivery.

A maximum of two Additional Domestic Waste Services are available to domestic properties and are priced as shown below. Where additional bins across all service types are required, these will be charged as an additional full annual Domestic Waste Management charge.

Additional Domestic Waste Management Service	Bin Size	Annual Charge \$	Estimated Yield \$
Weekly Food Organic & Garden Organic	240 Litre	109.00	181,485
Fortnightly Recycling	240 Litre	51.90	39,392
Additional Domestic Waste Small	80 Litre	334.60	10,038
Additional Domestic Waste Medium	120-140 Litre	446.50	26,768
Additional Domestic Waste Large	240 Litre	847.20	109,289

* Additional Domestic Waste Services may be purchased where a household is currently receiving the Domestic Waste Large service.

- Domestic Waste Management Services – Wheel Out - Wheel Back Service Voluntary Rebate

Eligible residents can apply for the 'Wheel Out – Wheel Back' service to assist with having their bins placed out for collection and returned to their property each week at an annual fee of \$270. The application process will involve an on-site inspection, indemnity agreement and evidence demonstrating the long-term medical condition that prevents bins from being presented to the kerb.

- Domestic Waste Management Services – Subdivisions, New Developments and Multi Unit Dwellings

Where a domestic property has been subdivided or newly developed, Council is required to levy a new Domestic Waste Management Service charge. When this occurs, a Medium Domestic Waste Management Service charge will be levied from the date of registration, on a pro rata basis, unless otherwise notified by the property owner. For vacant land, a vacant land – waste charge will be levied from the date of registration on a pro rata basis.

- Domestic Waste Management Services – Bin Rationalisations in Multi Unit Dwellings and Complexes

Where a multi-unit complex has restricted capacity to store waste and recycling receptacles, Council may issue a bulk waste bin or larger mobile garbage bins to equal a waste disposal capacity for each unit within the complex of 80L (Small), 120L (Medium) or 240L (Large) based on the Domestic Waste Management Service charged.

Where a bin rationalisation is implemented, all property owners will be levied the same Domestic Waste Management Service charge. It is up to each individual owner/complex to present the bins for collection at a designated collection point.

For complexes wishing to reduce the number of bins at their property, Council will require minutes from a strata meeting demonstrating that the application of a standard Domestic Waste Management Service charge across all units has been adopted by a quorum.

- Disputed Domestic Waste Management Charges

The annual rate notice that is issued in July includes details of the Domestic Waste Management Service charge attributed to each property, including any additional bins or services. Where it becomes known that charges have not been levied correctly, Council will verify the rate and bin size and apply an adjustment to the current rateable year. If the error relates to multiple years, the adjustment will be processed to a maximum of one previous rateable year. All adjustments will be limited to the date of property ownership.

Residents must pay their rate instalments as issued and any amendments agreed to will be adjusted on the next instalment notice.

Waste Management Services – Non-Domestic

In accordance with Section 501 of the Local Government Act 1993, Council will levy an annual charge for the provision of waste management services to non-domestic and exempt properties where requested by the owner and approved by Council. Waste means garbage, being general refuse other than effluent as defined in the Local Government Act 1993 dictionary and trade like waste. The Non-Domestic waste service is intended for small waste generators and is limited to one service per rateable property. The service will include weekly collection of general waste, weekly collection of Food and Garden Organics and fortnightly collection of Recyclables. A Non-Domestic Waste Management Service charge does not include provision for on call household clean-up or drop-off services.

Non-Domestic Waste Service	General Waste Bin Size	Annual Charge \$	Estimated Yield \$
Non-Domestic Waste Small	80 Litre	334.60	34,760
Non-Domestic Waste Medium	120 –140 Litre	446.50	54,386
Non-Domestic Waste Large	240 Litre	847.20	34,760

Additional Non-Domestic Waste Service	Bin Size	Annual Charge \$
Weekly Food Organic & Garden Organic	240 Litre	109.00
Fortnightly Recycling	240 Litre	51.90

* A maximum of 3 Non-Domestic Waste Services may be purchased.

INTEREST CHARGE FOR OVERDUE RATES & CHARGES

The interest rate applicable to overdue rates and charges is set in accordance with the maximum charge determined by the Office of Local Government. The charge is set as a percentage per annum of simple interest calculated and is applied on a daily basis.

Upon notification of a ratepayer’s death, Council will grant a 12 month interest free period to allow for probate or Letters of Administration to be processed. After the 12 month period or the property is transferred, whichever comes first, interest accrues at the prescribed rate.

LATE PAYMENT FEES – SUNDRY DEBTORS

The late payment fee for 2023-2024 will be \$10.00. This fee will apply to all sundry debtor accounts that are overdue by greater than 60 days at the time a reminder letter is processed.

HARDSHIP

Council recognises that due to exceptional circumstances, ratepayers may at times encounter difficulty paying their annual rates and charges. Council has a Debt Recovery and Hardship Assistance Policy that provides a framework for providing relief to any ratepayers who are suffering genuine financial hardship.

FEES & OTHER CHARGES

In accordance with Section 608 of the Local Government Act 1993, Council advises a range of fees as scheduled in this document.

Generally, these fees are intended to cover the following:

- supply of a service, product or commodity;
- providing information;
- providing a service in connection with the Council's regulatory functions, including receiving an application for approval, granting an approval, making an inspection and issuing a certificate, and
- allowing admission to any building or enclosure.
 - The income received from these fees and charges will reduce the level of cross subsidisation and inherent in-service provision from general rates.

Section 610 of the Local Government Act 1993 states that a fee should not be determined if it is inconsistent with the amount determined under another Act or is in addition to the amount determined under another Act.

The Local Government Act 1993 provides the framework for setting fees. Increases to fees and other charges have generally increased in line with the estimated increases for 2023-2024 of 5.9%. Some prices vary outside the index based on specific issues impacting the operations, costs, or pricing parameters of the particular service. Regulatory or statutory fees will increase in line with government pronouncements.

Fees have been set for various activities after giving due consideration to the Local Government Act and the following factors:

- The cost to Council of providing the service.
- The importance of the service to the community.
- The price fixed by the relevant industry body.
- Any factors specified in the Local Government regulations.
- Market rates/pricing.

All Rates, Fees and Charges are set at the maximum and can be adjusted in accordance with this Revenue Policy which allows for a discount, exemption or waiver of fees to be given where specifically included in the schedule of Rates, Fees and Charges or provided for under a Council policy. The criteria for the application of the discount, exemption or waiver is defined in the schedule of Rates, Fees and Charges or a stand-alone policy. A list of these policies is provided in the Appendix to the schedule of Rates, Fees and Charges. Discounts, exemptions, or a waiver of fees outside these delegations can only be approved by the General Manager. Requests granted by the General Manager outside of the policy are to be entered into a register and reported to the Audit, Risk and Improvement Committee at regular intervals.

The following pricing categories have been used in determining the fees, which are summarised below:

- Full Cost Pricing - Fees and charges are set to enable the recovery of all direct and indirect costs involved in the provision of a service.

- Subsidised Pricing - Fees and charges are set at a level that recovers less than the full cost incurred in service delivery. In effect, some level of subsidisation is factored into the price.
- Rate of Return Pricing - Fees and charges are set to enable the recovery of all direct and indirect costs involved in the provision of a service plus a profit margin.
- Market Pricing - Fees and charges are based on current market fee structures. The market price is usually determined by examining competitors' prices and may have little relationship to the cost of providing the service.
- Statutory Pricing - Fees and charges are set to comply with statutory legislation.
- Rate of Return/Market Pricing – Fees and charges that are a combination of Rate of Return and Market Pricing and relate to Waste Services.

Goods and Services Tax (GST) has been included in the fees and charges on those items that are subject to GST. Some fees and charges are GST free under Division 38 and some are exempt from GST under Division 81 of the Goods and Services Tax Act 1999.

In general, those fees and charges that are of a regulatory nature are exempt from GST, whereas those that constitute a fee for service or competitive supply will be subject to GST.

Council has identified its Category 1 and Category 2 Business Activities for the purpose of competitive neutrality. Category 1 businesses have a gross turnover greater than \$2M; they are:

- Tourist Parks
- Leisure Centres
- Waste Disposal
 - Council does not have Category 2 businesses identified that have a gross turnover of less than \$2M. National Competition Policy requires disclosure of the pricing methods Council used in determining the fees and charges of these declared business activities. The pricing methods that Council used in determining these fees and charges are detailed in the declared business activities section.

In accordance with Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality, a document published by the NSW Department of Local Government [now Office of Local Government], Wollongong City Council has declared that the following are to be considered as business activities and these business activities have income earned from fees and charges.

Tourist Parks

The Tourist Parks' function is concerned with the operation, management and development of caravan parks (tourist parks) at Bulli, Corrimal and Windang to achieve the best available financial return and the provision of a high standard amenity to park patrons and local residents. Key activities for this function include:

- Operation of the Tourist Parks
- Maintenance of Tourist Park grounds, buildings and surrounds
- Marketing
- Provision of additional facilities and accommodation types

The pricing method used in determining Tourist Parks' Fees and Charges is the market pricing method whereby fees and charges are based on current market fee structures. The market price is usually determined by examining competitors' prices and may have little relationship to the cost of providing the service. It is anticipated that it will not be necessary for Council to subsidise this business activity.

Waste Disposal

The Waste Disposal function manages the disposal of solid waste generated within the city. This function works closely with the waste collection and recycling function to ensure waste is disposed of in a manner which best utilises limited landfill resources. The key activities of this function are:

- Landfill management
- Environmental control
- Rehabilitation of closed landfill sites

The pricing method used in determining Waste Disposal Fees and Charges is the rate of return/market pricing method. This is where fees are set to enable the recovery of all direct and indirect costs involved in the provision of a service plus a profit margin taking into account market factors. It is anticipated that it will not be necessary for Council to subsidise this business activity.

Health & Fitness

This function is responsible for the management and upkeep of Council's leisure centres. The key activity of this function is:

- **Management of the commercial leisure centres**

The pricing methods used in determining Health & Fitness fees and charges are the market, full, statutory and subsidised pricing methods. Market price is based on current market fee structures and is usually determined by examining competitors' prices and may have little relationship to the cost of providing the service. Full cost pricing is where fees and charges are set to enable the recovery of all direct and indirect costs involved in the provision of a service. Statutory pricing is where fees and charges are set to comply with statutory legislation. Subsidised pricing is where fees and charges are set at a level that recovers less than the full cost incurred in service delivery. In effect, some level of subsidisation is factored into the price.

It is anticipated that Council will be subsidising this business activity due to the service being provided on a less than cost recovery basis.

Charges for Works Carried Out on Private Land

Council's Policy in relation to charges for works on private land arises from two different types of activities.

- 1 Where work is carried out on private property by Council labour utilising materials purchased by Council, the work is charged at full cost recovery including all administrative overheads.
- 2 For works requiring the clearing of land or of such other regulatory nature, Council has a policy of employing private contractors to perform the work. Council adds to the contractor's charges an amount to cover the cost of overseeing the adequacy of the work performed. This amount will be \$160.00 (including GST) during the 2022-2023 financial year.

GLOSSARY

Rating Categories

All land is categorised in accordance with the Local Government Act 1993.

- Residential Rates

Land is categorised as 'residential' if it is a parcel of rateable land valued as one assessment, and:

- i its dominant use is for residential accommodation, or
- ii in the case of vacant land, is zoned or otherwise designated for use for residential purposes under an environmental planning instrument.

Council has determined that 50% of its residential rate income will be levied as a base amount.

- Farmland Rates

Land is categorised as farmland if it is a parcel of rateable land valued as one assessment and it must be:

- i the dominant use of which is for farming (that is, the business or industry as it is defined within the Act) which
- ii has a significant and substantial commercial purpose or character, and
- iii is engaged in for the purpose of profit on a continuous or repetitive basis (whether a profit is made, or not).

- Mining Rates

Land is categorised as mining if it is a parcel of rateable land valued as one assessment and it is the dominant use of a coal mine or metalliferous mine.

- Business Rates

Land is categorised as 'business' if it cannot be categorised as farmland, residential or mining. Council has six sub-categories for the 'business' category:

DRAFT

Fees & Charges

Wollongong City Council

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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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CITY CENTRE MANAGEMENT - CROWN STREET MALL

SERVICE VEHICLES

Annual Administration Fee for service vehicles to enter the Mall – charge per vehicle per year	Full	N	\$82.50	\$87.50	6.06%
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BUSKERS

Half Day Fee	Full	N	\$3.00	\$0.00	-100.00%
3-monthly Fee Buskers	Full	N	\$14.00	\$15.00	7.14%

STREET ARTISTS/TRADING

Daily Fee	Full	N	\$23.50	\$25.00	6.38%
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PRODUCT ADVERTISING PROMOTIONS

Fees can be waived or reduced by the City Centre Activation Manager for not for profit groups, social and small to medium enterprises.

Daily Fee	Full	N	\$177.00	\$187.00	5.65%
Weekly Fee	Full	N	\$1,245.00	\$1,320.00	6.02%

EVENTS, CONCERTS, FESTIVALS AND ONE-OFF MARKETS

Fees can be waived or reduced by the City Centre Activation Manager for not for profit groups, social and small to medium enterprises.

Commercial and Private Users – Per Day	Full	N	\$344.00	\$364.00	5.81%
Cost recovery for services provided by Council – Per Hour	Full	Y			At direct cost Last year fee At direct cost

RECURRING MARKETS

Note: Recurring Markets are Markets which are held on more than one occasion in a financial year.

Commercial and Private Users – Per Day	Full	N			By Negotiation Last year fee By Negotiation
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By negotiation based on size, day and type of market.

ONGOING MARKETS

Note: Ongoing Markets are Markets that are held over a period exceeding 12 months

All User Categories	Full	N			By Negotiation Last year fee By Negotiation
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DAMAGE/WASTE BOND (where applicable)

Per Event	Full	N	\$805.00	\$850.00	5.59%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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PUBLIC RELATIONS

FILMING APPLICATION FEES

Fee Waiver as determined by Management Policy. Ultra Low Impact is free

Ultra Low Impact	Stat	N			Free Last year fee Free
Low Impact	Stat	N	\$150.00	\$150.00	0.00%
Filming Reassessment - Low Impact	Stat	N	\$114.00	\$114.00	0.00%
Medium Impact	Stat	N	\$300.00	\$300.00	0.00%
Filming Reassessment - Medium Impact	Stat	N	\$225.00	\$225.00	0.00%
High Impact	Stat	N	\$500.00	\$500.00	0.00%
Filming Reassessment - High Impact	Stat	N	\$382.00	\$375.00	-1.83%
Cost recovery for services provided by Council	Stat	N			at direct cost Last year fee at direct cost
Bond	Stat	N			\$600 up to \$1,195 Last year fee \$565 up to \$1,130
Late Application - Filming	Stat	N	\$302.00	\$320.00	5.96%

PHOTOGRAPHY APPLICATION FEES

Ultra Low Photography Fee - Commercial	Market	N	\$26.00	\$27.50	5.77%
Photography Reassessment - Ultra Low Impact	Market	N	\$19.50	\$20.50	5.13%
Low Impact – 11 – 25 crew and cast, up to 4 vans / trucks, minimal equipment, no construction	Market	N	\$54.50	\$57.50	5.50%
Photography Reassessment - Low Impact	Market	N	\$40.50	\$43.00	6.17%
Medium / High Impact – More than 25 crew and cast, more than 4 trucks / vans, some construction, some equipment / structures, up to 4 locations	Market	N	\$109.00	\$115.00	5.50%
Photography Reassessment - Medium/High Impact	Market	N	\$80.50	\$85.00	5.59%
Cost recovery for services provided by Council	Stat	N			at direct cost Last year fee at direct cost
Late Application Fee - Photography	Market	N	\$102.00	\$108.00	5.88%

MARKET STALLS

Market Stalls - part day or evening events

Food Stalls	Market	N	\$187.00	\$150.00	-19.79%
Other Stalls eg Face Painting	Market	N	\$111.00	\$95.00	-14.41%
Electricity Fee	Full	Y	\$174.00	\$184.00	5.75%

Market Stalls - Australia Day / or full day festivals (excluding Viva)

Stall Other – 3m x 3m	Market	N	\$63.00	\$120.00	90.48%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Market Stalls - Australia Day / or full day festivals (excluding Viva)

Late Fee & Priority Position – Additional charge on top of stall fee	Market	N	\$86.00	\$80.00	-6.98%
Stall Other – 3m x 6m	Market	N	\$126.00	\$150.00	19.05%
Food Stall 3m x 3m	Market	N	\$152.00	\$185.00	21.71%
Food Stall 3m x 6m	Market	N	\$226.00	\$230.00	1.77%
Stall 8m x 9m or mobile van	Market	N	\$441.00	\$320.00	-27.44%
Electricity Fee	Full	Y	\$174.00	\$184.00	5.75%

EVENT MANAGEMENT

Application Assessment Fee	Market	N	\$156.00	\$205.00	31.41%
Late Application Assessment Fee – for applications received less than one calendar month prior to event	Market	N	\$260.00	\$300.00	15.38%
Event Staff - on-site attendance fee (out of hours) per hour	Market	Y	\$103.00	\$109.00	5.83%

DRAFT

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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COMMUNITY PROGRAMS

WOLLONGONG INTERPRETER SERVICE

Qualified interpreter - Minimum 1 1/2 hour session	Subs	Y	\$198.00	\$210.00	6.06%
Qualified interpreter - Full Day (up to 7 hours)	Subs	Y	\$690.00	\$730.00	5.80%
Qualified interpreter - Every 1/4 hour after	Subs	Y	\$35.50	\$37.50	5.63%
Language Support Worker - Minimum 1 1/2 hour session	Subs	Y	\$177.00	\$187.00	5.65%
Language Support Worker - Full Day (up to 7 hours)	Subs	Y	\$625.00	\$660.00	5.60%
Language Support Worker - Every 1/4 hour after	Subs	Y	\$32.00	\$34.00	6.25%

Charge for mileage for out of Local Government Area sessions

Under 2.5 ltr vehicle – per klm	Full	Y	\$0.80	\$0.80	0.00%
2.5 ltr and over vehicle – per klm	Full	Y	\$0.90	\$1.00	11.11%

CHSP SECTOR DEVELOPMENT – VOLUNTEER PROGRAMS

Volunteering Expo Participation Fee	Subs	Y	\$30.00	\$33.00	10.00%
Training Only	Subs	Y	\$20.00 to \$175.00 per person depending on the type and duration of the course, Min. Fee: \$20.00 Last year fee \$16.00 to \$164.00 per person depending on the type and duration of the course,		

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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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CULTURAL SERVICES

WOLLONGONG ART GALLERY

Functions (social functions, weddings receptions, conferences, etc)

Function raising funds for a registered charity or public appeal	Market	Y			Less 25% Last year fee Less 25%
Use of Projector per booking	Market	Y	\$9.30	\$9.80	5.38%

BLUESCOPE STEEL GALLERY

Hourly booking (after 5pm weekday)	Market	Y	\$289.00	\$300.00	3.81%
Half day (3 hours)	Market	Y	\$374.00	\$390.00	4.28%
Full day booking (10am-5pm)	Market	Y	\$780.00	\$800.00	2.56%

WEDDING CEREMONY

Hourly booking (includes set up)	Market	Y	\$428.00	\$445.00	3.97%
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THE GALLERY FOYER

Functions (social functions, weddings receptions, conferences, etc)

Hourly booking (after 5pm weekdays and 4pm weekends)	Market	Y	\$249.00	\$260.00	4.42%
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THE GUIDES ROOM

Meetings, workshops and seminars

Hourly booking Monday to Friday Monday to Friday	Market	Y	\$39.50	\$42.00	6.33%
Half day (3hrs) Monday to Friday	Market	Y	\$134.00	\$140.00	4.48%
Full day booking (10am-5pm) Monday to Friday	Market	Y	\$209.00	\$221.00	5.74%
Hourly booking Saturday and Sunday Weekends	Market	Y	\$84.50	\$89.50	5.92%
Half day (12pm-4pm) Saturday and Sunday Weekend Hire	Market	Y	\$215.00	\$220.00	2.33%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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YOUTH SERVICES

Meeting Space Hire (includes auditorium, drop-in room and 2 other small meeting rooms)

Additional Costs (see Wollongong Youth Centre General Information & Conditions of Use)

Additional Services (fees to be determined by Coordinator in each individual case)

WOLLONGONG YOUTH CENTRE

Non profit organisations (community based and charity organisations with identifiable source of income)

Non-Profit Organisations

Community based and charity organisations with identifiable source of income

Ocean Room/Mountain Room

Hourly rate	Subs	Y	\$10.00	\$10.50	5.00%
Daily rate	Subs	Y	\$53.00	\$56.00	5.66%

Auditorium/Drop In Room/Kitchen/Art Room

Hourly rate	Subs	Y	\$20.00	\$21.00	5.00%
Daily rate	Subs	Y	\$100.00	\$106.00	6.00%

All other organisations including government

Ocean Room/Mountain Room

Hourly	Subs	Y	\$56.50	\$60.00	6.19%
Daily	Subs	Y	\$224.00	\$237.00	5.80%

Auditorium/Drop In Room/Kitchen/Art Room

Hourly	Subs	Y	\$93.00	\$98.50	5.91%
Daily	Subs	Y	\$426.00	\$451.00	5.87%

Music Room Hire

Usage per person per two hour session	Subs	Y	\$5.00	\$5.00	0.00%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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AGED & DISABILITY SERVICES

COMMUNITY TRANSPORT - Wollongong Shellharbour

Individual Transport

IT Buses

Return trip (discretionary) within Wollongong & Shellharbour LGAs

Pensioner Rate	Subs	N	\$14.00	\$14.00	0.00%
Part Pension Rate	Subs	N	\$17.00	\$17.00	0.00%
Self-Funded Retiree Contribution	Subs	N	\$21.00	\$21.00	0.00%

Individual Transport Car

Return trip (discretionary) within and outside LGA

Pensioner Rate	Subs	N	Variable rate depending on distance travelled. Minimum - \$8.00 to \$75.00 Last year fee Variable rate depending on distance travelled. Minimum - \$7.00 to \$71.00
Part Pension Rate	Subs	N	Variable rate depending on distance travelled. Minimum - \$11.00 to \$88.00 Last year fee Variable rate depending on distance travelled. Minimum - \$11.00 to \$83.00
Self-Funded Retiree Contribution	Subs	N	Variable rate depending on distance travelled. Minimum - \$17.00 to \$97.50 Last year fee Variable rate depending on distance travelled. Minimum - \$16.00 to \$92.00

Taxi Vouchers

Pensioner Rate	Subs	N	\$30.00 per 3 months for \$150.00 worth of vouchers Last year fee \$30.00 per 3 months for \$150.00 worth of vouchers
Part Pension Rate	Subs	N	\$ 45.00 per 3 months for \$150.00 worth of vouchers Last year fee \$45.00 per 3 months for \$150.00 worth of vouchers
Self-Funded Retiree Contribution	Subs	N	\$60.00 per 3 months for \$150.00 worth of vouchers Last year fee \$60.00 per 3 months for \$150.00 worth of vouchers

GROUP TRANSPORT

CHSP GROUPS

Fee per kilometre travelled requested toward bus replacement and maintenance costs (discretionary)

Weekday Use – per kilometre	Subs	N	\$1.20	\$1.20	0.00%
Evening and Weekend Use – per kilometre	Subs	N	\$1.20	\$1.20	0.00%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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CHSP GROUPS

Minimum fee per use applicable to all groups travelling less than 80 kms	Subs	N	\$75.00	\$75.00	0.00%
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CTP Groups

Fee per kilometre travelled requested toward bus replacement and maintenance costs (discretionary)

Weekday Use – per kilometre	Subs	Y	\$1.20	\$1.20	0.00%
Evening and Weekend Use – per kilometre	Subs	Y	\$1.20	\$1.20	0.00%
Minimum fee per use applicable to all groups travelling less than 80 kms	Subs	N	\$75.00	\$75.00	0.00%

SOCIAL SUPPORT/RESPITE

Pension Rate	Subs	N	\$155.00	\$155.00	0.00%
Part Pension Rate	Subs	N	\$193.00	\$193.00	0.00%
Self-Funded Retiree Contribution	Subs	N	\$232.00	\$232.00	0.00%

Social Support Group

Pension Rate	Subs	N		\$15.00 and \$25.00	Last year fee \$15.00 and \$25.00
Part Pension Rate	Subs	N		\$20.00 and \$30.00	Last year fee \$20.00 and \$30.00
Self-Funded Retiree Contribution	Subs	N		\$25.00 and \$35.00	Last year fee \$25.00 and \$35.00

Social Support Individual

Pension Rate – volunteer per hour	Subs	N	\$4.00	\$4.00	0.00%
Pension Rate – brokerage per hour	Subs	N	\$12.00	\$12.00	0.00%
Part Pension Rate – volunteer per hour	Subs	N	\$5.00	\$5.00	0.00%
Part Pension Rate – brokerage per hour	Subs	N	\$14.00	\$14.00	0.00%
Self-Funded Retiree Contribution – volunteer per hour	Subs	N	\$6.00	\$6.00	0.00%
Self-Funded Retiree Contribution – brokerage per hour	Subs	N	\$18.50	\$19.00	2.70%

Flexible Respite

Pension Rate – Twilight Tours – per trip	Subs	N	\$11.00	\$11.00	0.00%
Pension Rate – volunteer per hour	Subs	N	\$4.50	\$4.50	0.00%
Pension Rate – brokerage per hour	Subs	N	\$12.00	\$12.00	0.00%
Part Pension Rate – Twilight Tours – per trip	Subs	N	\$14.00	\$14.00	0.00%
Part Pension Rate – volunteer per hour	Subs	N	\$5.00	\$5.00	0.00%
Part Pension Rate – brokerage per hour	Subs	N	\$14.00	\$14.00	0.00%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Flexible Respite

Self-Funded Retiree Contribution – Twilight Tours – per trip	Subs	N	\$18.50	\$19.00	2.70%
Self-Funded Retiree Contribution – volunteer per hour	Subs	N	\$6.00	\$6.00	0.00%
Self-Funded Retiree Contribution – brokerage per hour	Subs	N	\$18.50	\$19.00	2.70%

Home Maintenance

Pension Rate – minor maintenance	Subs	N	15% of service costs as per funding guidelines Last year fee 15% of service costs as per funding guidelines		
Pension Rate – garden maintenance per hour	Subs	N	\$15.00	\$15.00	0.00%
Part Pension Rate – minor maintenance	Subs	N	20% of service costs Last year fee 20% of service costs		
Part Pension Rate – garden maintenance per hour	Subs	N	\$20.00	\$20.00	0.00%
Self-Funded Retiree Contribution – minor maintenance	Subs	N	30% of service costs Last year fee 30% of service costs		
Self-Funded Retiree Contribution – garden maintenance per hour	Subs	N	\$25.00	\$25.00	0.00%

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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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COMMUNITY FACILITIES

Additional Costs - Refer to Site Specific General Information & Conditions of Use

Attendant Services - Refer to Site Specific General Information to check for availability

Definitions:

Functions - social functions, weddings, balls, plays, conferences, exhibitions, dances, etc

All Other Activities - meetings, classes etc

Classification Definition - Non-Profit = Groups meeting non-profit status Other = Government Departments, Commercial, Private

Promotion Fee for Children's Birthday Parties / Functions	Subs	Y	\$99.00	\$99.00	0.00%
Age up to 10 years, Red Cedar and Escarpment Rooms together, Lillypilly, Scribbly Gum, Laurel and rooms only, 4 hour booking including set up and pack up time, weekends and school holidays only, booking must conclude by 2pm					
Preparation and clean up time – Functions only	Subs	Y			1/2 hourly rate Last year fee 1/2 hourly rate
Function raising funds for a registered charity or public appeal	Subs	Y			Less 25% Last year fee Less 25%
Stage Lights – Flat rate per booking (up to 4 hours)	Subs	Y	\$15.50	\$16.50	6.45%
Stage Lights – Flat rate per booking (over 4 hours)	Subs	Y	\$26.00	\$27.50	5.77%
Bond - Halls	Subs	N	\$300.00	\$300.00	0.00%
Bond - Halls - 'High Risk' Activity	Subs	N	\$600.00	\$600.00	0.00%
Bond - Meeting Rooms	Subs	N	\$200.00	\$200.00	0.00%
Bond - Meeting Rooms - 'High Risk' Activity	Subs	N	\$400.00	\$400.00	0.00%
Bond - Offices	Subs	N	\$100.00	\$100.00	0.00%

BULLI SENIOR CITIZENS' CENTRE

Hourly rate – Function	Subs	Y	\$47.00	\$50.00	6.38%
Hourly rate – Non Profit	Subs	Y	\$13.50	\$14.50	7.41%
Hourly rate – Other	Subs	Y	\$23.00	\$24.50	6.52%

COALCLIFF COMMUNITY HALL AND DARKES FOREST COMMUNITY HALL

Hourly rate – Function	Subs	Y	\$45.00	\$47.50	5.56%
Hourly rate – Non Profit	Subs	Y	\$11.00	\$11.50	4.55%
Hourly rate – Other	Subs	Y	\$20.00	\$21.00	5.00%

CORRIMAL DISTRICT LIBRARY & COMMUNITY CENTRE

Grevillea Halls 1 & 2 & Flame Tree Room	Full	Y	\$0.00	\$80.00	∞
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Grevillea Halls 1 and 2 Combined

Hourly rate – Function	Subs	Y	\$66.00	\$70.00	6.06%
Hourly rate – Non Profit	Subs	Y	\$37.00	\$39.00	5.41%
Hourly rate – Other	Subs	Y	\$59.00	\$62.00	5.08%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Grevillea Hall 1

Hourly rate – Function	Subs	Y	\$59.00	\$62.00	5.08%
Hourly rate – Non Profit	Subs	Y	\$26.00	\$27.00	3.85%
Hourly rate – Other	Subs	Y	\$41.00	\$43.00	4.88%

Grevillea Hall 2

Hourly rate – Non Profit	Subs	Y	\$23.00	\$24.00	4.35%
Hourly rate – Other	Subs	Y	\$36.50	\$38.00	4.11%

General Hire Offices

Daily rate Office 1,2,3,4 (9am to 5pm)	Subs	Y	\$35.00	\$37.00	5.71%
1/2 Day rate Office 1,2,3,4 (1/2 day – 9am – 1pm or 1pm – 5pm only)	Subs	Y	\$20.00	\$21.00	5.00%
Hourly rate – Office 1,2,3,4	Subs	Y	\$10.00	\$11.00	10.00%
Daily Rate Office 5 (9am to 5pm)	Subs	Y	\$27.50	\$28.00	1.82%
1/2 Day rate Office 5 (1/2 day – 9am – 1pm or 1pm – 5pm only)	Subs	Y	\$17.00	\$18.00	5.88%
Hourly rate – Office 5	Subs	Y	\$8.50	\$9.00	5.88%

Non-Profit Hire Offices

Daily rate Office 1,2,3,4 (9am to 5pm)	Subs	Y	\$26.50	\$28.00	5.66%
1/2 Day rate Office 1,2,3,4 (1/2 day – 9am – 1pm or 1pm – 5pm only)	Subs	Y	\$16.50	\$17.00	3.03%
Hourly rate – Office 1,2,3,4	Subs	Y	\$9.00	\$10.00	11.11%
Daily rate Office 5 (9am to 5pm)	Subs	Y	\$21.50	\$23.00	6.98%
1/2 Day rate Office 5 (1/2 day – 9am – 1pm or 1pm – 5pm only)	Subs	Y	\$14.00	\$15.00	7.14%
Hourly rate – Office 5	Subs	Y	\$7.50	\$8.00	6.67%

Flame Tree Room

Hourly rate – Non Profit	Subs	Y	\$10.00	\$11.00	10.00%
Hourly rate – Other	Subs	Y	\$15.00	\$16.00	6.67%

Lilly Pilly Room

Hourly rate – Function	Subs	Y	\$39.00	\$41.00	5.13%
Hourly rate – Non Profit	Subs	Y	\$20.00	\$21.00	5.00%
Hourly rate – Other	Subs	Y	\$32.00	\$34.00	6.25%

Myrtle Room

Hourly rate – Non Profit	Subs	Y	\$16.00	\$17.00	6.25%
Hourly rate – Other	Subs	Y	\$24.00	\$25.00	4.17%

Bottle Brush Room

Hourly rate – Non Profit	Subs	Y	\$14.00	\$15.00	7.14%
Hourly rate – Other	Subs	Y	\$17.00	\$18.00	5.88%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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DAPTO RIBBONWOOD CENTRE

Heininger Hall & Laurel Room	Full	Y	\$0.00	\$70.00	∞
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Kurrajong Hall 1 and 2

Hourly rate – Function	Subs	Y	\$74.00	\$78.00	5.41%
Hourly rate – Non Profit	Subs	Y	\$37.50	\$39.50	5.33%
Hourly rate – Other	Subs	Y	\$59.00	\$62.50	5.93%

Kurrajong Hall 1

Hourly rate – Function	Subs	Y	\$65.00	\$69.00	6.15%
Hourly rate – Non Profit	Subs	Y	\$25.50	\$27.00	5.88%
Hourly rate – Other	Subs	Y	\$42.00	\$44.50	5.95%

Kurrajong Hall 2

Hourly rate – Function	Subs	Y	\$46.00	\$48.00	4.35%
Hourly rate – Non Profit	Subs	Y	\$22.50	\$24.00	6.67%
Hourly rate – Other	Subs	Y	\$32.00	\$34.00	6.25%

Heininger Hall

Hourly rate – Function	Subs	Y	\$56.00	\$59.00	5.36%
Hourly rate – Non Profit	Subs	Y	\$25.00	\$26.50	6.00%
Hourly rate – Other	Subs	Y	\$39.00	\$41.50	6.41%

Scribbly Gum Room or Laurel Room

Hourly rate – Function	Subs	Y	\$40.00	\$43.00	7.50%
Hourly rate – Non Profit	Subs	Y	\$18.50	\$19.50	5.41%
Hourly rate – Other	Subs	Y	\$32.50	\$34.50	6.15%

Acacia Room

Hourly rate – Non Profit	Subs	Y	\$16.50	\$17.50	6.06%
Hourly rate – Other	Subs	Y	\$25.50	\$27.00	5.88%

Banksia Room

Hourly rate – Non Profit	Subs	Y	\$14.50	\$15.50	6.90%
Hourly rate – Other	Subs	Y	\$21.00	\$22.00	4.76%

Sassafras Room

Hourly rate – Non Profit	Subs	Y	\$13.50	\$14.50	7.41%
Hourly rate – Other	Subs	Y	\$20.00	\$21.00	5.00%

Community Office Space

Day session (9.00 am to 5.00pm) – Non Profit	Subs	Y	\$44.00	\$46.50	5.68%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Community Office Space

Day session (½ day – 9am – 1pm or 1pm – 5pm only) – Non Profit	Subs	Y	\$23.50	\$25.00	6.38%
Hourly rate – Non Profit	Subs	Y	\$13.50	\$14.50	7.41%
Day session (9.00 am to 5.00pm) – Other	Subs	Y	\$54.50	\$57.50	5.50%
Day session (½ day –9am – 1pm or 1pm to 5pm only) – Other	Subs	Y	\$29.50	\$31.00	5.08%
Hourly rate – Other	Subs	Y	\$16.00	\$17.00	6.25%

HELENSBURGH COMMUNITY CENTRE

Hall

Meeting Room 1 or 3

Meeting Room 2 or 4

STANWELL PARK CHILDREN'S CENTRE

Room 1

Hourly rate – per hour per room – Function	Subs	Y	\$47.00	\$47.00	0.00%
Hourly rate – per hour per room – Non Profit	Subs	Y	\$14.00	\$15.00	7.14%
Hourly rate – per hour per room – Other	Subs	Y	\$23.50	\$25.00	6.38%

Room 2

Hourly rate – per hour per room – Function	Subs	Y	\$45.00	\$45.00	0.00%
Hourly rate – per hour per room – Non Profit	Subs	Y	\$13.50	\$14.50	7.41%
Hourly rate – per hour per room – Other	Subs	Y	\$22.50	\$24.00	6.67%

THIRROUL DISTRICT COMMUNITY CENTRE AND LIBRARY

Excelsior Hall and Black Diamond Room

Hourly rate – Function	Subs	Y	\$61.00	\$64.00	4.92%
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Excelsior Hall and Red Cedar Room

Hourly rate – Function	Subs	Y	\$62.00	\$65.00	4.84%
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Excelsior Hall

Hourly rate – Function	Subs	Y	\$52.00	\$55.00	5.77%
Hourly rate – Non Profit	Subs	Y	\$24.00	\$25.50	6.25%
Hourly rate – Other	Subs	Y	\$41.50	\$44.00	6.02%

Escarpment Room

Hourly rate – Function	Subs	Y	\$36.00	\$38.00	5.56%
Hourly rate – Non Profit	Subs	Y	\$18.00	\$19.00	5.56%
Hourly rate – Other	Subs	Y	\$25.00	\$26.50	6.00%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Red Cedar Room or Ocean Room

Hourly rate – Function	Subs	Y	\$29.00	\$30.00	3.45%
Hourly rate – Non Profit	Subs	Y	\$16.00	\$17.00	6.25%
Hourly rate – Other	Subs	Y	\$23.00	\$24.50	6.52%

Black Diamond

Hourly rate – Function	Subs	Y	\$27.00	\$28.00	3.70%
Hourly rate – Non Profit	Subs	Y	\$15.00	\$16.00	6.67%
Hourly rate – Other	Subs	Y	\$20.00	\$21.00	5.00%
Kitchen hire in conjunction with room hire (Not hall)	Subs	Y	\$14.00	\$15.00	7.14%

Cabbage Palm

Hourly rate – Non Profit	Subs	Y	\$10.50	\$11.00	4.76%
Hourly Rate – Other	Subs	Y	\$14.00	\$15.00	7.14%

Tasman Room

Day session (9.00 am to 5.00pm) – Non Profit	Subs	Y	\$25.50	\$27.00	5.88%
Day session (9am to 1pm or 1pm to 5pm) – Non Profit	Subs	Y	\$18.00	\$19.00	5.56%
Hourly rate – Non Profit	Subs	Y	\$10.00	\$10.50	5.00%
Hourly rate – Other	Subs	Y	\$12.50	\$13.00	4.00%
Day session (9am to 1pm or 1pm to 5pm) – Other	Subs	Y	\$23.50	\$25.00	6.38%
Day session (9am to 5pm) – Other	Subs	Y	\$42.00	\$44.50	5.95%

WARRAWONG COMMUNITY CENTRE

Hall

Hourly rate – Function	Subs	Y	\$41.00	\$40.00	-2.44%
Hourly rate – Non Profit	Subs	Y	\$16.00	\$17.00	6.25%
Hourly rate – Other	Subs	Y	\$20.00	\$21.00	5.00%

Meeting Rooms 1 and 2

Hourly rate – Non Profit	Subs	Y	\$14.00	\$15.00	7.14%
Hourly rate – Other	Subs	Y	\$20.00	\$21.00	5.00%

Interview Room

Hourly rate – Non Profit	Subs	Y	\$7.50	\$7.00	-6.67%
Hourly rate – Other	Subs	Y	\$9.50	\$10.00	5.26%

Meeting Room 1 or 2 or Youth Room

Hourly rate – Non Profit	Subs	Y	\$11.00	\$11.50	4.55%
Hourly rate – Other	Subs	Y	\$16.00	\$17.00	6.25%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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WINDANG SENIOR CITIZENS' CENTRE

Hourly rate – Function	Subs	Y	\$41.00	\$43.00	4.88%
Hourly rate – Non Profit	Subs	Y	\$16.00	\$17.00	6.25%
Hourly rate – Other	Subs	Y	\$20.00	\$21.00	5.00%

WOLLONGONG PIONEER HALL

Hourly rate – Function	Subs	Y	\$40.00	\$40.00	0.00%
Hourly rate – Non Profit	Subs	Y	\$12.00	\$12.50	4.17%
Hourly rate – Other	Subs	Y	\$20.00	\$20.00	0.00%

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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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LIBRARIES

FINES

When a borrower does not return library material by the due date, the Library may need to recover the library material through a collection service.

REPLACEMENT OF BORROWER'S CARDS

Library membership replacement card (Individual)	Market	N	\$5.50	\$5.50	0.00%
Library membership replacement card (Family)	Market	N	\$12.00	\$12.50	4.17%

SERVICE FEES

Recovery Action (Where a collection service is used to retrieve library materials.)	Full	N	\$131.00	\$139.00	6.11%
Inter-Library Loan – handling fee (or full cost of recovery if a charge is made by the lending Library)	Market	Y	\$8.50	\$9.00	5.88%

PHOTOCOPYING CHARGES (PER COPY)

Photocopies – Black and White A4	Market	Y	\$0.20	\$0.20	0.00%
Photocopies – Black and White A3	Market	Y	\$0.40	\$0.40	0.00%
Micro copies	Market	Y	\$0.20	\$0.20	0.00%
Photocopies – Colour A4	Market	Y	\$0.40	\$0.40	0.00%
Photocopies – Colour A3	Market	Y	\$0.80	\$0.80	0.00%

INTERNET

Black and White Prints – A4 – per page	Market	Y	\$0.20	\$0.20	0.00%
Colour prints – A4 – per page	Market	Y	\$0.40	\$0.40	0.00%
Colour prints – A3 – per page	Market	Y	\$0.80	\$0.80	0.00%
3D Printing	Market	Y	\$4.20 per print for a 30 minute print and \$6.40 per print for a 60 minute print Last year fee \$4.00 per print for a 30 minute print and \$6.00 per print for a 60 minute print		

COMPUTER PERIPHERALS

Computer peripherals (ie ear buds, USBs, etc) as per customer demand. Cost plus	Market	Y	\$3.80	\$4.00	5.26%
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LOCAL STUDIES PHOTOGRAPHS

Postage & packing	Market	Y	\$8.90	\$9.40	5.62%
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LOST AND DAMAGED ITEMS – (NON-REFUNDABLE)

Replacement fee calculated at cost of library item being replaced, plus a \$17.00 service fee for cataloguing and processing	Full	N	\$17.00	\$18.00	5.88%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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TRAINING

All training sessions - Library and Community Services Manager may establish an entry fee or other charge for a library training session to offset the cost of the activity.	Subs	Y	\$15.00	\$15.00	0.00%
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WOLLONGONG LIBRARY THEATRETTE AND THE LAB

Use of Video/DVD per booking	Subs	Y	\$12.00	\$12.50	4.17%
Use of data projector and screen	Subs	Y	\$12.00	\$12.50	4.17%
Community Groups (for classes, groupwork, meetings etc) Hourly rate	Subs	Y	\$20.00	\$21.00	5.00%
All other organisations (including commercial, private, Government departments.) Hourly rate	Subs	Y	\$34.00	\$36.00	5.88%
Full cost recovery for specialised services (as determined by the Manager Library Services) Hourly rate	Full	Y	\$99.00	\$105.00	6.06%
Specialised Searching and Database Searching (as determined by the Manager Library Services)					

Other Charges

Library and Community Services Manager may undertake to secure for a borrower through the Library any service, interlibrary, reference or information upon payment of sum sufficient to cover the estimated cost incurred by the Library in rendering the service	Full	Y			At Cost Last year fee At Cost
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Events and Activities

Library and Community Services Manager may establish an entry fee or other charge for a library event or activity to meet or offset the cost of the activity.	Full	Y			At Cost Last year fee At Cost
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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WOLLONGONG MEMORIAL GARDENS AND CEMETERIES

CEMETERY FEES

Application fee for shallow burial - Requirement where the burial is to be shallower than that permitted by Clause 90 Public Health Regulation 2022	Full	Y	\$0.00	\$835.00	∞
Children's Gardenia Beam/Islamic Beam Package - reservation, interment and childrens beam plaque - weekend	Full	Y	\$3,465.00	\$3,665.00	5.77%
Concreting of Macedonian reservation following purchase. Pre need only	Full	Y	\$0.00	\$1,100.00	∞
Interments - additional fee where hand digging of grave is required	Full	Y	\$0.00	\$1,500.00	∞
Oversized casket exceeding 720mm in width	Full	Y	\$0.00	\$350.00	∞
Children's Gardenia Beam/Islamic Beam Package - reservation, interment and childrens beam plaque - weekdays	Full	Y	\$2,030.00	\$2,150.00	5.91%
Indigent burial (adult) - at need lawn reservation, interment and memorial plaque	Full	Y	\$2,600.00	\$2,755.00	5.96%
Indigent burial (stillborn/infant/child) - at need lawn reservation, interment and memorial plaque	Full	Y	\$1,560.00	\$1,650.00	5.77%
Interments - all sites - Monday - Friday until 3pm - includes pre-digging, vault, reception of body for mausoleum	Full	Y	\$1,645.00	\$1,740.00	5.78%
Interments - all sites (Sat after 12noon & all day Sunday) - includes pre-digging, vault, reception of body for mausoleum	Full	Y	\$3,845.00	\$4,070.00	5.85%
Interments - all sites (Sat before 12noon) - includes pre-digging, vault, reception of body for mausoleum	Full	Y	\$2,445.00	\$2,590.00	5.93%
Reservation - all beams (except Islamic)	Full	Y	\$2,405.00	\$2,545.00	5.82%
Reservation - Bulli, Scarborough, Wollongong if available	Full	Y	\$8,325.00	\$8,815.00	5.89%
Reservation - Greek Monument/Traditional Monument	Full	Y	\$3,675.00	\$3,890.00	5.85%
Reservation - Macedonian	Full	Y	\$4,425.00	\$4,685.00	5.88%
Reservation - Maronite/Antiochian/Bahai Headstone & Islamic Beam	Full	Y	\$2,960.00	\$3,135.00	5.91%

Crematorium Services

Indigent (Cremation on Weekdays only)

Ashes to be scattered or collected

Garden Memorials

Family Rose Bush and Shrub & Rock Memorial Rights

Rockery Tree Memorials - no new sites available subsequent positions in existing rockeries only

Memorial Walls

Full Ash Placement Walls Incl: Walls of Tranquility, Serenity and Peace / Free Standing Granite Walls

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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MISCELLANEOUS FEES

Handing back of interment site	Full	Y	Purchase Price less 10% administration fee		
			Last year fee		
			Purchase Price less 10% administration fee		
Chapel Fee - per hour or part there of (Weekdays between 9am - 3pm) incl. livestreaming of service	Full	Y	\$280.00	\$297.00	6.07%
Chapel fee - per hour or part there of (Saturday 9am - 12noon) incl. livestreaming of service	Market	Y	\$630.00	\$665.00	5.56%
Catering space hire - per hour or part there of	Market	Y	\$70.00	\$74.00	5.71%
Scattering cremated remains	Full	Y	\$66.00	\$70.00	6.06%
Scattering of Neonatal cremated remains in nominated garden	Subs	Y	Free		
			Last year fee		
			Free		
Lifting and preparation of cremated remains for collection or placement of cremated remains into previous memorial only site, or placement into new memorial site	Full	Y	\$196.00	\$208.00	6.12%
Family Attendance at Placement of cremated remains - weekdays	Full	Y	\$104.00	\$110.00	5.77%
Family attendance at placement of cremated remains Saturday between 9.00am - 12noon only	Full	Y	\$482.00	\$510.00	5.81%
Administration Fee – for services not covered by fees	Full	Y	\$129.00	\$137.00	6.20%
Posting of cremated remains (Australia only)	Full	Y	\$181.00	\$192.00	6.08%
Posting of cremated remains - Insurance	Full	Y	At Cost		
			Last year fee		
			At Cost		
Permit to erect a headstone, monument or an above ground crypt	Full	N	\$305.00	\$323.00	5.90%
Clean sand (30cm layer upon coffin)	Full	Y	\$119.00	\$126.00	5.88%
Late fee - where funeral arrives more than 30 minutes after designated time	Full	Y	\$259.00	\$274.00	5.79%
Late fee - for services booked after 3pm for every 30 minutes thereafter	Full	Y	\$259.00	\$274.00	5.79%
Exhumation (weekdays only)	Full	Y	\$6,105.00	\$6,465.00	5.90%
Interment of cremated remains into an existing grave site (all sections)	Full	Y	\$540.00	\$570.00	5.56%
After hours call out fee for administration of interments	Full	Y	\$1,430.00	\$1,515.00	5.94%
Exhumation or transfer from crypt vault to another cemetery (weekdays)	Full	Y	\$1,475.00	\$1,560.00	5.76%
Interment of abandoned cremated remains - up to 6 or 30 kg maximum in general plot	Full	Y	\$129.00	\$137.00	6.20%
Memorial Wooden Cross (included in burial site price for Monumental Sections) - placement at other sites & replacement cross	Full	Y	\$129.00	\$137.00	6.20%

PILLARS AND BASES

Engrave flowers	Market	Y	\$114.00	\$121.00	6.14%
Engrave letters (all colours) - each letter	Market	Y	\$12.00	\$12.50	4.17%
Gold Border	Market	Y	\$114.00	\$121.00	6.14%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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PILLARS AND BASES

Granite base (250 x 450mm), flat face (all colours)	Market	Y	\$369.00	\$391.00	5.96%
Granite base (50/75 slant)	Market	Y	\$473.00	\$500.00	5.71%
Granite pillar for family plaque (rockery) (all colours)	Market	Y	\$312.00	\$330.00	5.77%
Granite pillar, (all colours) - to fit Mini Book of Life	Market	Y	\$473.00	\$500.00	5.71%
Granite pillar, double (all colours) - to fit bronze plaques	Market	Y	\$312.00	\$330.00	5.77%
Granite pillar, single (all colours)	Market	Y	\$250.00	\$265.00	6.00%
Granite pillar, triple (all colours)	Market	Y	\$473.00	\$500.00	5.71%
Sandblast edges (granite)	Market	Y	\$114.00	\$121.00	6.14%
Sandstone base (50/75 slant)	Market	Y	\$312.00	\$475.00	52.24%
Sandstone base (flat)	Market	Y	\$250.00	\$330.00	32.00%
Sandstone pillar, other (double to fit Mini Book of Life; family plaque; Claycraft)	Market	Y	\$250.00	\$555.00	122.00%
Sandstone pillar, single	Market	Y	\$83.00	\$110.00	32.53%
Vase-to suit base (chrome or ceramic)	Market	Y	\$151.00	\$160.00	5.96%

WOLLONGONG LAWN CEMETERY (WLAWN) at Kembla Grange

The interment fees (Grave Digging) covers the following sections within the Wollongong Lawn Cemetery: Illawarra Lawn Beam, Lawn Section 1, Rose Beam Section, Conifer Beam Section, Muslim Section, Indo Chinese Sections, Headstone Sections (Non-Denominational, Antiochian, Maronite and Bahai)

Indigent Persons in Lawn Sections only

Under instruction from Institutions (weekdays only)

Other Miscellaneous Fees

Miscellaneous (Fees apply to both Wollongong Lawn and General Cemeteries)

MONUMENT SECTIONS

Opening or Re-opening a Grave (Interment Fees), does not include removal of existing monument ledger

Macedonian Monument Section 3

Burial Plots 1.5 metres x 2.4 metres - includes footpaths

URNS

Urns	Market	Y	Current cost price plus 30%
			Last year fee Current cost price plus 30%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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MEMORIAL SITE (site only, does not include plaque)

Tier one includes: Memorial only- Jasmine Garden/ Eternity Tree/Starlight Remembrance/Bulli Cemetery Garden of Memory/Scarborough Memorial Rock/ Helensburgh Garden of Memory-memorial only plinths); Walls of Memory 1 & 2; War Graves Wall; Garden of Peace (babies- includes plaque); Garden Wall; Porte Cochere Wall; Rose Garden Wall; Contour Walls; Chapel Wall; Any similar new memorial	Market	Y	\$416.00	\$441.00	6.01%
Tier two includes: First Rose Garden/Second Rose Garden/Third Rose Garden; Any similar new memorial	Market	Y	\$830.00	\$880.00	6.02%
Tier three includes (all singles sites in): Native Garden Surround (9K & 9J); Garden Rocks 9L Granite Edge; Gardenia Walk; Ex-Services Lest We Forget; Bulli Seaview Gardens; Bulli Garden of Memory Rocks; Helensburgh Native Garden & Garden of Memory; Bulli/Helensburgh Memorial Walls; Lawn Cemetery Indo Chinese Wall; Family Gardens Option (Quadrant/Sanctuary/Rose/Shrub/ Rock- reservation or subsequent placement); Circular Rose Garden; Bulli Oceanview Garden Surround B; The Kembla Memorial Garden; Everafter Garden; Any similar new memorial	Market	Y	\$1,140.00	\$1,205.00	5.70%
Tier four includes: Wall of Peace/Serenity/Tranquility/ Forget Me Not Wall; Bulli Ocean View Wall; all positions on Scarborough Seaview Memorial Walls One and Two; Scarborough Section Two- any single site; The Kembla Wall; Any similar new memorial	Market	Y	\$1,460.00	\$1,545.00	5.82%
Tier five includes: Family site (includes first position); Scarborough Gardens single site; Any similar new memorial	Market	Y	\$2,390.00	\$2,530.00	5.86%
Tier six includes: Companion Options- Walls and Gardens (include two positions). Columbarium Wall (includes two positions); Scarborough New Walls; Any similar new memorial	Market	Y	\$3,120.00	\$3,305.00	5.93%
Tier seven includes: Quadrant Garden (includes first and second position); Any similar new memorial	Market	Y	\$9,575.00	\$10,140.00	5.90%

PHOTOS

Ceramic/Aluminium (Black & White) - 3 x 4 cm (aluminium only)	Market	Y	\$292.00	\$309.00	5.82%
Ceramic/Aluminium (Black & White) - 5 x 7 cm	Market	Y	\$322.00	\$341.00	5.90%
Ceramic/Aluminium (Black & White) - 6 x 8 cm	Market	Y	\$339.00	\$359.00	5.90%
Ceramic/Aluminium (Black & White) - 7 x 9 cm	Market	Y	\$354.00	\$375.00	5.93%
Ceramic/Aluminium (Black & White) - 8 x 10 cm	Market	Y	\$385.00	\$408.00	5.97%
Ceramic/Aluminium (Colour) - 3 x 4 cm	Market	Y	\$374.00	\$396.00	5.88%
Ceramic/Aluminium (Colour) - 5 x 7 cm	Market	Y	\$396.00	\$419.00	5.81%
Ceramic/Aluminium (Colour) - 6 x 8 cm	Market	Y	\$426.00	\$451.00	5.87%
Ceramic/Aluminium (Colour) - 7 x 9 cm	Market	Y	\$458.00	\$485.00	5.90%
Ceramic/Aluminium (Colour) - 8 X 10 cm	Market	Y	\$478.00	\$505.00	5.65%

PLAQUES

Additional line of inscription - all plaques	Market	Y	\$42.00	\$44.50	5.95%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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PLAQUES

Different paint colour - all plaques	Market	Y	\$83.00	\$88.00	6.02%
Engraving of emblem/motif	Market	Y	\$68.00	\$72.00	5.88%
Plaque accessories - includes basic chrome or bronze frame - all sizes; Milling - all sizes; Perpetual flowers (Arrow); Conical Vase - bronze or chrome	Market	Y	\$156.00	\$165.00	5.77%
Refurbishment of plaques (bronze lawn plaque)	Market	Y	\$364.00	\$385.00	5.77%
Refurbishment of plaque (bronze memorial plaque under 380 x 215mm) >1985	Market	Y	\$208.00	\$220.00	5.77%
Refurbishment of plaque (inished steel) - only available within past five years	Market	Y	\$52.00	\$55.00	5.77%
Tier One includes: Linished steel garden; bronze garden, Eternity leaf	Market	Y	\$235.00	\$249.00	5.96%
Tier two includes: Bronze photoset, Bronze oval, Bronze wall (phoenix); Bronze bar border; Linished steel wall; Aluminium (silver or black); Granite; Bronze wall plaque (second insert-Arrow); Arrow Dual Lawn plaque (second insert); Star plaque	Market	Y	\$364.00	\$385.00	5.77%
Tier three includes: Bronze Mini Book of Life (second page); Phoenix or Arrow Book of Life (second page); Granite Walls (base plaque-no vase); Children's Beam Plaque; Plaque for Still Born Memorial Garden (Wollongong Cemetery -includes memorial site); Family Name Plaque	Market	Y	\$416.00	\$441.00	6.01%
Tier four includes: Bronze Mini Book of Life (first page); Bronze Wall Plaque with vase (Arrow); Heritage Glass Plaque (110 x 75mm)	Market	Y	\$620.00	\$655.00	5.65%
Tier five includes: Double Bronze Wall Plaque-first insert with vase (Arrow); Book Of Life- first page (Arrow); Standard Lawn Plaque; Teddy Bear/Train/ Toybox design (children's plaques)	Market	Y	\$730.00	\$775.00	6.16%
Tier six includes: Single Lawn Plaque with sculptured border; Phoenix Sculpture Series; Phoenix or Arrow Dual Lawn Plaque (base and first insert); Single Casting Book Plaque; Phoenix or Arrow Book of Life (first page and base)	Market	Y	\$830.00	\$880.00	6.02%
Tier seven includes: Phoenix Sculpture Series (dual design)	Market	Y	\$1,040.00	\$1,100.00	5.77%
Tier eight includes: Lasting Memorials - single plaque	Market	Y	\$1,560.00	\$1,650.00	5.77%

PROOFS

Photos or plaques - first proof free of charge - subsequent proofs (each)	Market	Y	\$34.00	\$36.00	5.88%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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TRANSPORT SERVICES

CONSTRUCTION OF FOOTPATHS ON PRIVATE LANDS IN CONJUNCTION WITH FOOTPATH RECONSTRUCTION IN THE ADJOINING ROAD RESERVE (Sect 67 LGA Approved Fee)

Construction of Footpaths on Private Lands (excavate, waste disposal, prepare subgrade and lay new surface) excluding service adjustments.

Where not all components of the work are applicable (eg existing subgrade is adequate) the Civil Coordinator shall reduce the rate to determine the appropriate approved fee in accordance with the previous estimate.

Asphaltic concrete with brick headers (square metre rate)	Full	Y	\$289.00	\$306.00	5.88%
Basalt pavers (Core street standard of the Public Domain Technical Manual) (square metre rate)	Full	Y	\$342.00	\$362.00	5.85%
Oxide coloured concrete (square metre rate)	Full	Y	\$241.00	\$255.00	5.81%

PARKING FEES

Surface Parking Areas

Thomas Street, Victoria Street, Rawson Street, Belmore Street, Keira Street, George Street, Auburn Street, Court Lane (monthly)

Permanent Parking	Full	Y	\$97.50	\$103.00	5.64%
Establishment Fee – Access card (permanent surface car parks)	Full	Y	\$33.00	\$35.00	6.06%

Administration Building Car Park (monthly)

Covered parking	Full	Y	\$140.00	\$148.00	5.71%
Rooftop parking	Full	Y	\$97.50	\$103.00	5.64%

Metered Parking Charges

Note: The Inner City Parking Strategy adopted by Council 24 March 2009, defines the inner city parking area and is available on Council's website.

Work Zone Parking - refer to S138 Roads Act listed under Application to Occupy a Roadway/Footpath - Occupation by other than Hoarding

1/2 hour, 1 hour, 2 hours, on-street and off-street parking within the inner city parking area (per hour pro rata)	Full	Y	\$1.00	\$1.00	0.00%
3 hours and 4 hours on-street and off-street parking within the inner city parking area (per hour pro rata)	Full	Y	\$0.80	\$0.80	0.00%
8 hours off-street parking within the inner city parking area (per hour pro rata)	Full	Y	\$0.60	\$0.60	0.00%
Removal and re-installation of parking meters within construction zones (per meter)	Full	N	\$2,285.00	\$2,420.00	5.91%
Holding deposit for damage to parking meter located within construction zone	Full	N	\$1,265.00	\$1,340.00	5.93%
Replacement access card, when the original card has been lost or stolen	Full	Y	\$78.50	\$83.00	5.73%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Metered Parking Charges

Replacement parking permit, when the original has been lost or stolen	Full	Y	\$78.50	\$83.00	5.73%
Release of non-licensed vehicle from surface car parks	Full	Y	\$36.00	\$38.00	5.56%

CONTRIBUTION TO WORKS

Trimming of trees on Council land When compliant with approved Development Applications and in accordance with tree management approval - per hour- minimum 2 hours	Full	N	\$357.00	\$378.00	5.88%
Residential Vehicular Crossing fee (excluding layback) – up to 10m2 (Plain concrete) From rear of kerb crossing (layback) to property boundary. Only available in conjunction with closely associated works undertaken by Council - to be assessed by Civil Coordinator.	Full	Y	\$1,360.00	\$1,440.00	5.88%
Residential Vehicular Crossing – per square metre up to 10m2 (plain concrete) In addition to the above fee for vehicular construction up to 10m2 - to be assessed by Civil Coordinator Costs exclude service relocation	Full	Y	\$122.00	\$129.00	5.74%
Residential Vehicular Crossing – greater than 10m2 Quote/cost estimate assessed and prepared by Civil Coordinator for the applicant. Agreement to be reached prior to works commencing. Costs exclude service relocation.	Full	Y	<p>The full cost of the residential driveway will be invoiced. Quote/cost estimate will be agreed with the proponent upon application. (POA)</p> <p>Last year fee The full cost of the residential driveway will be invoiced. Quote/cost estimate will be agreed with the proponent upon application. (POA)</p>		
Residential Kerb Crossing (layback only) – up to 5.6m wide (plain concrete) Only available in conjunction with closely associated works undertaken by Council - to be assessed by Civil Coordinator. Costs exclude service relocation.	Full	Y	\$1,360.00	\$1,440.00	5.88%
Utility and service adjustments associated with residential vehicular/kerb crossing, road and footpath reinstatement works To be assessed by Civil Coordinator in consultation with service authorities.	Full	Y	<p>Calculated as per Utility Authority pricing - POA</p> <p>Last year fee Calculated as per Utility Authority pricing - POA</p>		

REINSTATEMENT OF ROAD AND FOOTPATH SURFACES

Roads (per square metre) up to 10m2 - Minimum charge is 1m2

Surfaces within the Road Reserves (Asphaltic concrete or other) up to 10m2. (excavate temporary restoration, prepare subgrade and lay new surface material) – Minimum charge is 1m2, to be assessed by Civil Coordinator (Rate is per square metre)	Full	Y	\$755.00	\$800.00	5.96%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Roads greater than 10m2 - Minimum charge is 10 times rate above

Surfaces within the Road Reserves (Asphaltic concrete or other) greater than 10m2 (excavate temporary restoration, prepare subgrade and lay new surface material) – Full cost recovery of works, to be assessed by Civil Coordinator, minimum charge is 10 times square metre rate	Full	Y			
					Last year fee
					The full cost is calculated as per reinstatement costs

Footpaths up to 10m2

NOTES: Minimum area of restoration shall be in accordance with the requirements of the Guide to Codes and Practices for street openings. Footpaths Hard Surfaces (up to 10m2) has both a Minimum base fee and an additional square metre rate fee as costed in the relevant figures.

Footpaths Hard Surfaces Minimum Base fee (Concrete, pavers, asphaltic concrete or other) up to 10m2 (excavate temporary restoration, disposal, prepare subgrade and lay new surface material) – to be assessed by Civil Coordinator. Cost excludes service relocations. Please note that a further square metre rate fee is also applicable.	Full	Y	\$2,215.00	\$2,345.00	5.87%
Footpaths Hard Surfaces Square Metre rate fee – to be added to the Minimum Base fee referred to in Footpaths Hard Surfaces (up to 10m2). To be assessed by Civil Coordinator. Cost excludes service relocations.	Full	Y	\$136.00	\$144.00	5.88%
Formed or grassed area (including turfing and minor landscaping, excluding hard surfaces), minimum charge is 3m2, landscaping extent shall be assessed by Parks Coordinator. (Per square metre)	Full	Y			
					Last year fee
					The full cost is calculated as per reinstatement costs
Formed or grassed area (including turfing and minor landscaping, excluding hard surfaces), minimum charge is 3m2, landscaping extent shall be assessed by Parks Coordinator. (Per square metre)	Full	Y	\$145.00	\$154.00	6.21%

REINSTATEMENT OF OTHER LAND, FENCING AND SERVICES

Formed or grassed area (including turfing and minor landscaping, excluding hard surfaces), minimum charge is 3m2, landscaping extent shall be assessed by Parks Coordinator. (Per square metre)	Full	Y	\$145.00	\$154.00	6.21%
Fencing, stormwater services, major landscaping or other reinstatement works	Full	Y			
					Last year fee
					The full cost is calculated as per reinstatement costs
Full cost recovery of works, to be assessed by Civil Coordinator. Cost excludes service relocation.					

DIRECTIONAL SIGNS OVER COUNCIL'S FOOTWAY AND ROADS

NOTES: Council will be the sole body to erect signs

Application Fee	Full	Y	\$117.00	\$124.00	5.98%
Erection on existing post (plus \$5.50 per letter in excess of twelve)	Full	Y	\$575.00	\$610.00	6.09%
Erection on suitable post (plus \$5.50 per letter in excess of twelve)	Full	Y	\$795.00	\$840.00	5.66%
Annual charge for rental and maintenance – per sign	Full	Y	\$118.00	\$125.00	5.93%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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AQUATIC SERVICES

Exclusive 50m Pool Hire for Swimming Club Point Score (per hour or part thereof)	Subs	Y	\$103.00	\$109.00	5.83%
For the use of any pool by schools from outside Council's area for organised activities/events involving 50 or more persons – excluding carnivals (per hour or part thereof)	Subs	Y	\$157.00	\$166.00	5.73%
Normal Hours Exclusive Main Pool use only (per hour or part thereof)	Subs	Y	\$208.00	\$220.00	5.77%

After Hours Exclusive Main Pool Use Only

Monday to Friday (per hour or part thereof)	Subs	Y	\$245.00	\$259.00	5.71%
Saturday, Sunday and Public Holidays (per hour or part thereof)	Subs	Y	\$270.00	\$286.00	5.93%
Pool grounds and surrounds for social event (excluding pool) (per hour part of)	Subs	Y	\$170.00	\$180.00	5.88%

Carnivals generally including Swimming Club, South Coast or Tablelands ASC and pool complex hire (during normal operation hours) (Helensburgh half fee)

Saturday (per hour or part thereof)	Subs	Y	\$208.00	\$220.00	5.77%
Sunday or Public Holiday (per hour or part thereof)	Subs	Y	\$245.00	\$260.00	6.12%
Promotion at Swimming Pool Commercial	Subs	Y	\$1,390.00	\$1,470.00	5.76%
Promotion at Swimming Pool Non-Commercial	Subs	Y	\$312.00	\$330.00	5.77%

School Swimming Carnivals (within Wollongong LGA)

Pool Hire for School Swimming Carnivals 1/2 day (up to 4 Hours)	Subs	Y	\$148.00	\$157.00	6.08%
Pool Hire for School Swimming Carnivals Full Day (up to 8 Hours)	Subs	Y	\$297.00	\$315.00	6.06%

Lane Hire (per lane per hour or part thereof)

Olympic Pool Complex	Subs	Y	\$47.00	\$50.00	6.38%
Half Olympic Pool Complex	Subs	Y	\$23.50	\$25.00	6.38%
School Sport / Not for Profit Activities (within Wollongong LGA excludes Department of Education SSS Learn to swim program)	Subs	Y	\$11.50	\$12.00	4.35%
Licenced LTS teaching (per lane per hour)	Subs	Y	\$23.50	\$25.00	6.38%

CORRIMAL & DAPTO HEATED SWIMMING POOLS

Concession charges available on production of current concession cards (Centrelink, Veteran Affairs, Seniors, Full Time Student). Concessions are issued to individual qualifying patrons and are not transferable. Valid identification must be produced at time of entry.

Lane Hire - not for profit group (pre booked) per lane per hour (+ entry fee payable)	Subs	Y	\$12.00	\$12.50	4.17%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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CORRIMAL & DAPTO HEATED SWIMMING POOLS

Children under 5 years with adult supervision are exempt	Subs	Y			Free Last year fee Free
Carers/Companion Card Holders with paying adult/ child are exempt	Subs	Y			Free Last year fee Free
Adult actively supervising child under 5 years in pool	Subs	Y	\$2.60	\$2.80	7.69%
Adult per visit	Subs	Y	\$5.40	\$5.70	5.56%
Child/Concession per visit	Subs	Y	\$3.70	\$3.90	5.41%
Unemployed per visit	Subs	Y	\$3.70	\$3.90	5.41%
Family Pass per visit	Subs	Y	\$18.50	\$19.50	5.41%
Organised school/social group activities (per person Pre Booked – Child/Concession) – minimum 5 participants	Subs	Y	\$3.00	\$3.20	6.67%
Adult Voucher Book (25 tickets)	Subs	Y	\$119.00	\$126.00	5.88%
Child/Concession Voucher Book (25 tickets)	Subs	Y	\$67.50	\$71.50	5.93%
Adult 3 month Pass (unlimited entry – non transferable)	Subs	Y	\$217.00	\$230.00	5.99%
Child/Concession 3 Month Pass (unlimited entry – non transferable)	Subs	Y	\$161.00	\$170.00	5.59%
Spectators per visit	Subs	Y	\$0.60	\$0.60	0.00%
Use of Water Slide including entry	Subs	Y	\$5.20	\$5.50	5.77%

Unlimited Pass Out Entry

Adult	Subs	Y	\$8.70	\$9.20	5.75%
Child	Subs	Y	\$5.10	\$5.40	5.88%
Concessions	Subs	Y	\$5.10	\$5.40	5.88%
Family	Subs	Y	\$25.50	\$27.00	5.88%

50m Pool Hire for Private Bookings per hour or part thereof (after hours pool use)

Monday to Friday	Subs	Y	\$255.00	\$270.00	5.88%
Saturday, Sunday and Public Holidays	Subs	Y	\$282.00	\$299.00	6.03%
Exclusive 50m Pool Hire for Swimming Club Point Score (per hour or part thereof)	Subs	Y	\$128.00	\$136.00	6.25%
No entry fee charged					

Education Department

Carnivals	Subs	Y			Entry Fee Only Last year fee Entry Fee Only
Learn to Swim	Subs	Y			Entry Fee Only Last year fee Entry Fee Only

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Education Department

School Sport/Activities	Subs	Y			Entry Fee Only Last year fee Entry Fee Only
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Department of Sport and Recreation

Learn to Swim	Subs	Y			Entry Fee Only Last year fee Entry Fee Only
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Swimming Clubs/South Coast and Tablelands Amateur Swimming Association Carnivals (50m Pool for maximum 5 hours)

Entry fees are additional

Saturday	Subs	Y	\$64.00	\$68.00	6.25%
Sunday and Public Holidays	Subs	Y	\$64.00	\$68.00	6.25%

Lane Hire (per lane per hour or part thereof)

Entry fees are additional

50m Pool	Subs	Y	\$48.50	\$51.50	6.19%
25m & 18m Pool	Subs	Y	\$24.00	\$25.50	6.25%
Licenced LTS teaching (per lane per hour)	Subs	Y	\$40.00	\$42.50	6.25%

Aquarobics

Adult	Subs	Y	\$16.00	\$17.00	6.25%
Aquarobics 15 Visit pass (Adult)	Subs	Y	\$188.00	\$199.00	5.85%
Child/Concession/Unemployed	Subs	Y	\$10.50	\$11.00	4.76%
Aquarobics 15 Visit pass (Child/ Concession)	Subs	Y	\$124.00	\$131.00	5.65%

PORT KEMBLA POOL COMMUNITY ROOM HIRE

Meetings, training, presentations and the like (per hour or part thereof - with a minimum booking payable of 2 hours)

Non-Profit Sporting or Community Organisation	Subs	Y	\$38.00	\$40.00	5.26%
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CONTINENTAL POOL COMMUNITY ROOM HIRE

Meetings, training, presentations and the like (per hour or part thereof - with a minimum booking payable of 2 hours)

Non-Profit Sporting or Community Organisation	Subs	Y	\$38.00	\$40.00	5.26%
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BEACH HIRE

For the use of parks and playing fields - directly booked and managed by Registered Charities (Charity No. must be quoted), Church Groups, Ex-Services and Schools - a 100% discount will be applied if prior booking arrangements are made.

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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BEACH HIRE

For the use of any beach for organised events involving 50 or more persons	Subs	Y	\$172.00	\$182.00	5.81%
Use of any beach for commercial activities	Subs	Y	\$1,545.00	\$1,635.00	5.83%

DRAFT

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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LEISURE SERVICES

Note: Fees are shown at the following rates:

Per Hour = p/h

Per Visit = p/v

Per Purchase = p/p

Peak (after 5pm Monday- Friday) = P

Off Peak (before 5pm Monday to Friday & Weekends) = OP

Members receive a 50% discount on badminton/table tennis/basketball/adult swim training

BEATON PARK LEISURE CENTRE

Concession charges available on production of current concession cards (Centrelink, Veteran Affairs, Seniors, Full Time Student). Concessions are issued to individual qualifying patrons and are not transferable. Valid identification must be produced at time of entry.

Facility Hire

Badminton/table tennis per court p/h	Market	Y	\$24.00	\$25.50	6.25%
Badminton/table tennis per court p/h concession	Market	Y	\$21.00	\$22.00	4.76%
Equipment Hire Badminton (1 piece), Table Tennis (up to 4 pieces)	Market	Y	\$4.00	\$4.20	5.00%
Main Hall p/h – P	Market	Y	\$94.50	\$100.00	5.82%
Main Hall p/h – OP	Market	Y	\$77.00	\$81.50	5.84%
Main Hall p/h permanent	Market	Y	\$80.00	\$84.50	5.63%
Main Hall – Not for Profit (8 hours)	Subs	Y	\$510.00	\$540.00	5.88%
Activities Room p/h	Market	Y	\$68.00	\$72.00	5.88%
Leisure Kidz p/h	Subs	Y	\$54.00	\$57.00	5.56%
Meeting Room/Fitness Testing Room Hire p/h	Market	Y	\$15.50	\$16.50	6.45%
Any school/not for profit group activity (pre-booked) – per person p/v Min 15	Subs	Y	\$8.60	\$9.10	5.81%
Basketball – per person p/h	Full	Y	\$8.50	\$9.00	5.88%

Group Exercise/Circuit/Gymnasium

Carers/Companion Card Holders with paying adult are exempt

Adult p/v	Full	Y	\$19.50	\$20.50	5.13%
Kids Class p/v	Subs	Y	\$8.60	\$9.10	5.81%
Teen fit up to 2 classes per week as per structured program (term fee)	Subs	Y	\$153.00	\$162.00	5.88%
Beaton Park - Lite Pace or Seniors classes – 15 visit	Subs	Y	\$100.00	\$106.00	6.00%
Concession p/v	Subs	Y	\$15.50	\$16.50	6.45%
Adult – 15 visit pass	Full	Y	\$224.00	\$237.00	5.80%
Concession – 15 visit pass	Subs	Y	\$170.00	\$180.00	5.88%
Lite Pace or Seniors classes – Adult p/v	Subs	Y	\$10.00	\$10.50	5.00%
Lite Pace or Seniors classes – Concession p/v	Subs	Y	\$8.60	\$9.10	5.81%
Multi Use p/v	Full	Y	\$29.00	\$30.50	5.17%
Early Morning Gym only (pre 10:00am) p/v	Subs	Y	\$17.00	\$18.00	5.88%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Client Services

Retail Stock	Full	Y	Recommended retail price Last year fee Recommended retail price		
Retail Stock – Minimum (discount) rate (Management Use Only)	Full	Y	Cost Price Last year fee Cost Price		
Program Design (Non Member), Assessment & Program (Member)	Market	Y	\$85.00	\$90.00	5.88%
Fitness Assessment and Program (Non Member)	Market	Y	\$122.00	\$129.00	5.74%
Assessment (Non Member), Program (Member) program, re-design	Market	Y	\$61.00	\$64.50	5.74%
Rehabilitation Services – as per SafeWork schedule of charges	Stat	Y	As per SafeWork Schedule of Charges Last year fee As per SafeWork Schedule of Charges		

Individual Personal Training

60min Personal Training P	Market	Y	\$79.50	\$84.00	5.66%
60min Personal Training OP/Member rate	Market	Y	\$76.00	\$80.50	5.92%
30min Personal Training	Market	Y	\$55.00	\$58.00	5.45%
5-pack 30min Personal Training	Market	Y	\$250.00	\$265.00	6.00%
5-pack 60min Personal Training P	Market	Y	\$359.00	\$380.00	5.85%
5-pack 60min Personal Training OP/Member rate	Market	Y	\$341.00	\$361.00	5.87%
10-pack 60min Personal Training P	Market	Y	\$680.00	\$720.00	5.88%
10-pack 60min Personal Training OP/Member rate	Market	Y	\$640.00	\$680.00	6.25%

Group Personal Training

60min Group Personal Training (2-person) P	Market	Y	\$105.00	\$111.00	5.71%
60min Group Personal Training (2-person) OP/Member rate	Market	Y	\$98.00	\$104.00	6.12%
60min Group Personal Training (3-person) P	Market	Y	\$121.00	\$128.00	5.79%
60min Group Personal Training (3-person) OP/Member rate	Market	Y	\$114.00	\$121.00	6.14%
5-pack 60min Group Personal Training (2-person) P	Market	Y	\$471.00	\$499.00	5.94%
5-pack 60min Group Personal Training (2-person) OP/Member rate	Market	Y	\$441.00	\$467.00	5.90%
5-pack 60min Group Personal Training (3-person) P	Market	Y	\$545.00	\$575.00	5.50%
5-pack 60min Group Personal Training (3-person) OP/Member rate	Market	Y	\$515.00	\$545.00	5.83%
10-pack 60min Group Personal Training (2-person) P	Market	Y	\$890.00	\$945.00	6.18%
10-pack 60min Group Personal Training (2-person) OP/Member rate	Market	Y	\$830.00	\$880.00	6.02%
10-pack 60min Group Personal Training (3-person) P	Market	Y	\$1,090.00	\$1,155.00	5.96%
10-pack 60min Group Personal Training (3-person) OP/Member rate	Market	Y	\$970.00	\$1,025.00	5.67%
Private Coaching Licence Aqua/Track per trainer per month	Full	Y	\$69.00	\$73.00	5.80%
Rehabilitation Licence – per organisation per year	Full	Y	\$615.00	\$650.00	5.69%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Group Personal Training

Personal Training Licence – Minimum Yearly Fee (terms and conditions apply, excludes client entry)	Market	Y	\$17,010.00	\$18,015.00	5.91%
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Membership

Ongoing Monthly Billing (direct debit – 3 month minimum term). Fixed price for term of membership.	Market	Y	\$65.50	\$70.00	6.87%
Monthly direct debit administration charge (third party service). Payable per DD membership	Subs	Y			At Cost Last year fee At Cost
Monthly Billing early exit fee (applicable if terminating within 3 month minimum term)	Market	Y	\$116.00	\$123.00	6.03%
1 month – No contract	Market	Y	\$92.00	\$97.50	5.98%
12 months	Market	Y	\$920.00	\$975.00	5.98%
12 month renewing member prior to expiry	Market	Y	\$780.00	\$825.00	5.77%

Concession Membership

25% discount off full price membership

12 months (on presentation of Government concession of health care card)	Market	Y	\$690.00	\$730.00	5.80%
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Off Peak Membership (between 11am & 4pm and after 7.30pm)

Ongoing Monthly Billing (direct debit – 3 month minimum term). Fixed price for term of membership.	Subs	Y	\$56.00	\$60.00	7.14%
Monthly direct debit administration charge (third party service). Payable per DD membership	Subs	Y			At Cost Last year fee At Cost

Child Minding

First Child Casual p/v	Subs	Y	\$7.80	\$8.30	6.41%
First Child Member rate p/v	Subs	Y	\$5.00	\$5.30	6.00%
Second and subsequent children p/v	Subs	Y	\$3.00	\$3.20	6.67%
Per month direct debit (with membership)	Subs	Y	\$34.50	\$36.50	5.80%

Promotional Memberships

6 weeks	Market	Y	\$89.50	\$95.00	6.15%
Schools Age Student Holiday Membership - 7 days	Subs	Y	\$10.00	\$10.50	5.00%
7 day trial membership package, limited to one per calendar year	Subs	Y	\$20.00	\$20.00	0.00%
Minimum (discount) rate (Management Use Only) 1 visit	Subs	Y	\$1.00	\$1.00	0.00%
Minimum (discount) rate (Management Use Only) 1 day	Subs	Y	\$1.00	\$1.00	0.00%

Corporate Memberships

Based on total employees with organisation

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Corporate Memberships

Fitness Passport – minimum per visit rate	Market	Y	Ongoing Monthly Membership Fee divided by 13 visits per month to gain a visit rate. This is adjusted based on monthly membership fee each year. 2023/24 fee will be \$70.00 / 13 = \$5.38 incl GST. Last year fee Ongoing Monthly Membership Fee divided by 13 visits per month to gain a visit rate. This is adjusted based on monthly membership fee each year. 2022/23 fee will be \$66.00 / 13 = \$5.08 incl GST.		
Company Membership: Fee applies per 50 employees within the organisation, payable monthly by the organisation.	Full	Y	\$409.00	\$433.00	5.87%
Individual Membership: Per person, payable monthly via direct debit. 3 month minimum term applies. Minimum 10 employees taking up membership in order to qualify for this reduced rate	Full	Y	\$57.50	\$61.00	6.09%
Instructed Classes per person (internal and external) minimum 15 participants	Full	Y	\$12.00	\$12.50	4.17%
3 month Rehabilitation Membership	Full	Y	\$360.00	\$381.00	5.83%

Pool

Children under 5 years (preschool age) with adult supervision are exempt and Carers/Companion Card Holders with paying adult/child are exempt

Adult p/v	Full	Y	\$6.60	\$7.00	6.06%
Concession p/v	Subs	Y	\$3.90	\$4.10	5.13%
Adult after Activity p/v	Full	Y	\$3.90	\$4.10	5.13%
Concession after Activity p/v	Subs	Y	\$2.60	\$2.80	7.69%
Family Pass p/v (2 adults, 2 children)	Subs	Y	\$17.50	\$18.50	5.71%
Adult actively supervising child under 5 years in pool	Subs	Y	\$2.60	\$2.80	7.69%
Swimming Competency Test	Full	Y	\$16.50	\$17.50	6.06%
Pool Inflatable (including entry for participant and one parent/guardian spectator)	Subs	Y	\$7.00	\$7.40	5.71%
Adult – 25 visit pass	Full	Y	\$145.00	\$154.00	6.21%
Concession – 25 visit pass	Subs	Y	\$84.00	\$89.00	5.95%
Lane Hire p/h Monday – Sunday (entry not included)	Full	Y	\$40.00	\$42.50	6.25%
Pool Hire p/h Monday – Friday (entry included)	Full	Y	\$196.00	\$208.00	6.12%
Pool Hire p/h Saturday (entry included)	Full	Y	\$293.00	\$310.00	5.80%
Pool Hire p/h Sunday (entry included)	Full	Y	\$392.00	\$415.00	5.87%
Swim Club Carnival Hire – pool per hour (entry not included)	Full	Y	\$64.50	\$68.50	6.20%
Spectators p/v	Full	Y	\$1.00	\$1.00	0.00%
Aquarobics – Adult p/v	Full	Y	\$17.00	\$18.00	5.88%
Aquarobics – Concession p/v	Subs	Y	\$14.00	\$15.00	7.14%
Aquarobics – Adult 15 visit pass	Full	Y	\$180.00	\$191.00	6.11%
Aquarobics – Concession 15 visit pass	Subs	Y	\$142.00	\$150.00	5.63%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Swim School

Note: All Learn to Swim lessons cover appropriate tuition beginning with babies progressing through Levels 1 to 6 of the Learn to Swim Program. The object of all the following learn to Swim Lessons is to train individuals in personal aquatic survival skills.

Learn to Swim – the 1st child and adults per lesson (payable per term)	Market	N	\$17.00	\$18.00	5.88%
Learn to Swim - Third and subsequent children -Per lesson (payable per term)	Market	N	\$15.50	\$16.50	6.45%
Learn to Swim – Private Lessons – adults and children per lesson (payable per term)	Market	N	\$55.00	\$58.00	5.45%
Learn to Swim – Private lessons – disabled adults and children – per person (payable per term)	Subs	N	\$32.50	\$34.50	6.15%
Swim Squads – per lesson (payable per term)	Market	Y	\$17.00	\$18.00	5.88%
Swim Squads – Third and subsequent children -Per lesson (payable per term)	Market	Y	\$15.50	\$16.50	6.45%
Swim Squads – Private Lessons – per lesson (payable per term)	Market	Y	\$55.00	\$58.00	5.45%
Swim Squads – Private lessons – disabled – per person (payable per term)	Subs	Y	\$32.50	\$34.50	6.15%

Aquatic Memberships

6 months	Market	Y	\$463.00	\$490.00	5.83%
6 months – child	Market	Y	\$269.00	\$285.00	5.95%
6 months – concession	Market	Y	\$395.00	\$418.00	5.82%
12 months	Market	Y	\$805.00	\$850.00	5.59%
12 months – child	Market	Y	\$451.00	\$478.00	5.99%
12 months – concession	Market	Y	\$685.00	\$725.00	5.84%
6 months – family (2 adults & 2 children)	Market	Y	\$805.00	\$850.00	5.59%
12 months – family (2 adults & 2 children)	Market	Y	\$1,305.00	\$1,380.00	5.75%
Adult – Sauna p/v	Market	Y	\$11.50	\$12.00	4.35%
After activity – Sauna p/v	Full	Y	\$8.80	\$9.30	5.68%
Concession – Sauna p/v	Full	Y	\$8.80	\$9.30	5.68%
Sauna - 15 visit pass	Full	Y	\$137.00	\$145.00	5.84%
Pool & Sauna - Multi Visit combination	Full	Y	\$15.50	\$16.50	6.45%
Pool & Sauna Concession - Multi Visit combination	Full	Y	\$11.00	\$11.50	4.55%

Kerryn McCann Athletic Centre

Casual Trainer

Adult p/v	Full	Y	\$6.60	\$7.00	6.06%
Concession p/v	Subs	Y	\$3.90	\$4.10	5.13%
Spectator p/v	Subs	Y	\$1.00	\$1.00	0.00%
Family Pass p/v (2 adults, 2 children)	Subs	Y	\$17.50	\$18.50	5.71%

Multi-Tickets

Track Pass monthly - Adult	Subs	Y	\$44.00	\$44.00	0.00%
Track Pass monthly - Concession/Child	Subs	Y	\$33.00	\$33.00	0.00%
Adult – 25 visit pass	Full	Y	\$145.00	\$154.00	6.21%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Multi-Tickets

Concession – 25 visit pass	Subs	Y	\$84.00	\$89.00	5.95%
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Hire of Facility

Full day Schools – 7 hrs (includes entry)	Full	Y	\$1,120.00	\$1,185.00	5.80%
Full Day Regional & District – 7 hrs (includes entry)	Full	Y	\$1,485.00	\$1,575.00	6.06%
Half day – up to 3.5 hours (includes entry)	Full	Y	\$600.00	\$635.00	5.83%
Cleaning Fee – per booking	Full	Y	\$101.00	\$150.00	48.51%
Lane Hire (per lane per hour) entry not included	Full	Y	\$21.00	\$22.00	4.76%
Equipment Hire per booking (no set up) – Schools	Subs	Y	\$80.50	\$100.00	24.22%
Equipment Hire per booking (no set up) – Regional & District	Subs	Y	\$126.00	\$150.00	19.05%
Additional Lighting (back straight) – per hour	Full	Y	\$18.00	\$19.00	5.56%

LAKESIDE LEISURE CENTRE

Concession charges available on production of current concession cards (Centrelink, Veteran Affairs, Seniors, Full Time Student). Concessions are issued to individual qualifying patrons and are not transferable. Valid identification must be produced

Note: Fees are shown at the following rates:

Per Hour = p/h

Per Visit = p/v

Per Purchase = p/p

Peak (after 5pm Monday- Friday) = P

Off Peak (before 5pm Monday to Friday & Weekends) = OP

Hire

Non-Members Tennis / Squash Peak per court per hour	Market	Y	\$20.00	\$21.00	5.00%
Non-Members Tennis / Squash Off Peak per court per hour	Market	Y	\$15.00	\$16.00	6.67%
Members – Tennis / Squash Peak per court per hour	Subs	Y	\$10.00	\$10.50	5.00%
Members – Tennis / Squash Off Peak per court per hour	Subs	Y	\$7.00	\$7.40	5.71%
Lakeside Tennis / Squash Club Members – Tennis / Squash per court per hour anytime	Subs	Y	\$10.00	\$10.50	5.00%
Squash Round Robin – per person p/v	Subs	Y	\$5.00	\$5.30	6.00%
Squash Competition per player	Stat	Y	As per Illawarra Squash Association Schedule of Fees Last year fee As per Illawarra Squash Association Schedule of Fees		

Tennis Competition - per Court

Note: coaching fees are subject to a minimum of 2 hours

Midweek p/h	Subs	Y	\$25.00	\$26.50	6.00%
Night p/h	Subs	Y	\$35.00	\$37.00	5.71%
Saturday – Juniors p/h	Subs	Y	\$17.00	\$18.00	5.88%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Tennis Competition - per Court

Saturday – Seniors p/h	Subs	Y	\$25.50	\$27.00	5.88%
WDTA Competition p/h	Subs	Y	\$45.00	\$47.50	5.56%
Coaching Fees (per court per hour)	Subs	Y	\$8.80	\$9.30	5.68%
Racquet Hire – 1 piece	Full	Y	\$4.00	\$4.20	5.00%
Towel Hire – 1 piece	Full	Y	\$1.00	\$1.10	10.00%
Ball Hire	Full	Y	\$1.00	\$1.10	10.00%
Room Hire p/h – P	Full	Y	\$46.00	\$48.50	5.43%
Room Hire p/h – OP	Subs	Y	\$23.00	\$24.50	6.52%
Any School or not for profit group Activities (booked) – per student – minimum 15	Subs	Y	\$8.60	\$9.10	5.81%
Meeting Room/Fitness Testing Room Hire p/h	Full	Y	\$15.50	\$16.50	6.45%

Group Exercise/Gymnasium

Carers/Companion Card Holders with paying adult are exempt

Adults p/v	Full	Y	\$19.50	\$20.50	5.13%
Teen fit up to 2 classes per week as per structured program (term fee)	Subs	Y	\$153.00	\$162.00	5.88%
Concession p/v	Subs	Y	\$15.50	\$16.50	6.45%
Adult – 15 visit pass (use at Lakeside only)	Full	Y	\$204.00	\$216.00	5.88%
Concession – 15 visit pass (use at Lakeside only)	Subs	Y	\$148.00	\$157.00	6.08%
Lite Pace or Seniors Class p/v	Subs	Y	\$8.60	\$9.10	5.81%
Lite Pace or Seniors Classes – 15 visit pass	Subs	Y	\$100.00	\$106.00	6.00%
Kids Class p/v	Subs	Y	\$8.60	\$9.10	5.81%
Multi Use p/v	Subs	Y	\$29.00	\$30.50	5.17%
Retail Stock	Full	Y		Recommended Retail Price	
				Last year fee Recommended Retail Price	
Retail Stock – Minimum (discount) rate (Management Use Only)	Full	Y		Cost Price	
				Last year fee Cost Price	

Membership

Ongoing Monthly Billing (direct debit – 3 month minimum term). Fixed price for term of membership.	Market	Y	\$65.50	\$70.00	6.87%
Monthly direct debit administration charge (third party service). Payable per DD membership	Subs	Y		At Cost	
				Last year fee At Cost	
Monthly Billing early exit fee (applicable if terminating within 3month minimum term)	Market	Y	\$116.00	\$123.00	6.03%
1 Month – no contract	Market	Y	\$92.00	\$97.50	5.98%
12 months	Market	Y	\$920.00	\$975.00	5.98%
12 months renewing member	Market	Y	\$780.00	\$825.00	5.77%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Off Peak Membership (between 11am & 4.30pm and after 7.30pm)

Ongoing Monthly Billing (direct debit – 3 month minimum term). Fixed price for term of membership	Subs	Y	\$56.00	\$60.00	7.14%
Monthly direct debit administration charge (third party service). Payable per DD membership	Subs	Y			At Cost
					Last year fee At Cost

Promotional Memberships

6 weeks	Subs	Y	\$89.50	\$95.00	6.15%
Schools Age Student Holiday Membership - 7 days	Subs	Y	\$10.00	\$10.50	5.00%
7 day trial membership package, limited to one per calendar year	Subs	Y	\$20.00	\$20.00	0.00%
Minimum (discount) rate (Management Use Only) 1 visit	Subs	Y	\$1.00	\$1.00	0.00%
Minimum (discount) rate (Management Use Only) 1 day	Subs	Y	\$1.00	\$1.00	0.00%

Membership Concession

25% discount off full price membership

12 months	Subs	Y	\$690.00	\$730.00	5.80%
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Family Membership (living at same address only)

20% discount off full membership

Client Services

Program Design (Non Member), Assessment & Program (Member)	Market	Y	\$85.00	\$90.00	5.88%
Fitness Assessment and Program (Non Member)	Market	Y	\$122.00	\$129.00	5.74%
Assessment (Non Member), Program (Member) program, re-design	Market	Y	\$61.00	\$64.50	5.74%

Individual Personal Training

60min Personal Training P	Full	Y	\$80.00	\$84.00	5.00%
60min Personal Training OP/Member rate	Full	Y	\$76.00	\$80.50	5.92%
5-pack 60min Personal Training P	Full	Y	\$359.00	\$380.00	5.85%
5-pack 60min Personal Training OP/Member rate	Full	Y	\$341.00	\$361.00	5.87%
10-pack 60min Personal Training P	Full	Y	\$680.00	\$720.00	5.88%
10-pack 60min Personal Training OP/Member rate	Full	Y	\$645.00	\$680.00	5.43%
Rehabilitation Licence – per organisation per year	Full	Y	\$344.00	\$364.00	5.81%
Private Personal Training Licence per month	Full	Y	\$305.00	\$323.00	5.90%
Rehabilitation Services – As per SafeWork schedule of charges	Stat	Y			As per SafeWork Schedule of Charges
					Last year fee As per SafeWork Schedule of Charges

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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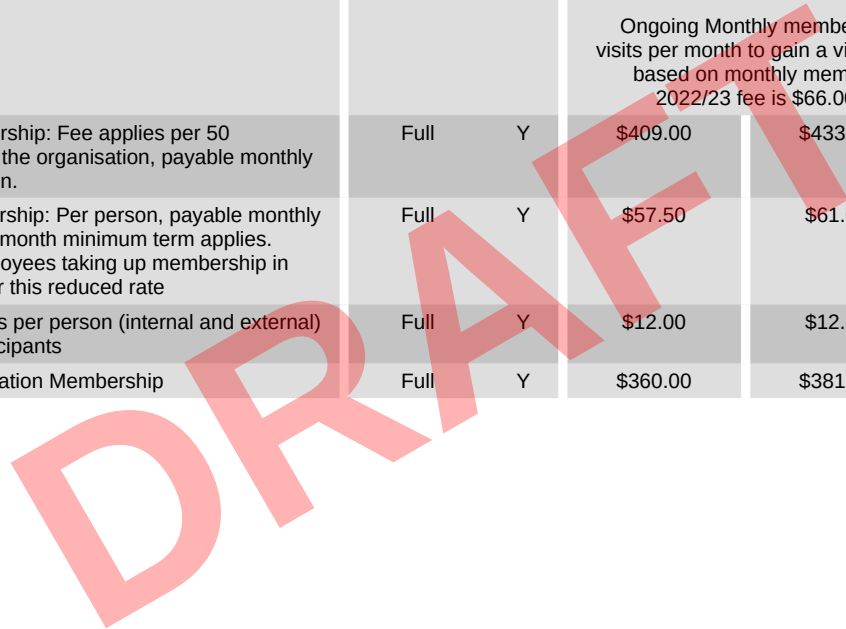
Child Minding

First Child casual p/v	Subs	Y	\$7.20	\$7.60	5.56%
First Child Member rate p/v	Subs	Y	\$5.00	\$5.30	6.00%
Second and subsequent children p/v	Subs	Y	\$3.00	\$3.20	6.67%
Per month direct debit (with membership)	Subs	Y	\$34.50	\$36.50	5.80%

Corporate Memberships

Based on total employees with organisation

Fitness Passport – minimum per visit rate	Market	Y	<p>Ongoing Monthly Membership Fee divided by 13 visits per month to gain a visit rate. This is adjusted based on monthly membership fee each year. 2023/24 fee will be \$70.00 / 13 = \$5.38 incl GST.</p> <p>Last year fee Ongoing Monthly membership fee divided by 13 visits per month to gain a visit rate. This is adjusted based on monthly membership rate each year. 2022/23 fee is \$66.00 / 13 = \$5.08 incl GST.</p>		
Company Membership: Fee applies per 50 employees within the organisation, payable monthly by the organisation.	Full	Y	\$409.00	\$433.00	5.87%
Individual Membership: Per person, payable monthly via direct debit. 3 month minimum term applies. Minimum 10 employees taking up membership in order to qualify for this reduced rate	Full	Y	\$57.50	\$61.00	6.09%
Instructed Classes per person (internal and external) minimum 15 participants	Full	Y	\$12.00	\$12.50	4.17%
3 month Rehabilitation Membership	Full	Y	\$360.00	\$381.00	5.83%



Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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RUSSELL VALE GOLF COURSE

Note: For all Public Holidays, weekend rates will apply

Organised Charity Events – Mid week	Market	Y	\$22.00	\$23.50	6.82%
Organised Charity Events – Weekends	Market	Y	\$24.50	\$26.00	6.12%
Monday Promotional Rate (all day)	Market	Y	\$15.00	\$16.00	6.67%
Sunday Promotional Rate (after 1 pm) 18 holes	Market	Y	\$19.00	\$18.00	-5.26%
Footgolf – Adult 9 holes	Market	Y	\$15.00	\$16.00	6.67%
Footgolf – Under 16 9 holes	Market	Y	\$9.70	\$10.50	8.25%
Footgolf – Structured School Sport Group pre-booked	Market	Y	\$7.60	\$8.00	5.26%
Footgolf – Structured Junior Football Club Group pre-booked	Market	Y	\$7.60	\$8.00	5.26%
Footgolf – The Vale Golf Club under 16 Birthday Party Group pre-booked	Market	Y	\$7.60	\$8.00	5.26%
Structured School Golf Clinic (up to 5 holes)	Market	Y	\$5.10	\$5.40	5.88%
Golf Club student Member Practice Round (maximum 5 holes)	Subs	Y	\$5.10	\$5.40	5.88%
9 Holes - Low Demand period	Subs	Y		price range \$10.50 - \$14.50	
				Last year fee	
				price range \$9.90 - \$13.50	
18 Holes - Low Demand period	Subs	Y		price range \$16.00 - \$24.50	
				Last year fee	
				price range \$15.00 - \$23.00	
Spring & Summer Promotion	Subs	Y	\$17.00	\$18.00	5.88%

Social Weekday 9 Holes

Adult	Market	Y	\$20.00	\$21.00	5.00%
Junior Rate (21 and under)	Market	Y	\$9.70	\$10.50	8.25%
Pensioner	Market	Y	\$14.00	\$15.00	7.14%
Organised School Sport	Market	Y	\$9.90	\$10.50	6.06%

Social Weekday 18 Holes

Adult	Market	Y	\$23.50	\$25.00	6.38%
Junior Rate (21 and under)	Market	Y	\$9.70	\$10.50	8.25%
Pensioner	Market	Y	\$15.50	\$16.50	6.45%
Twilight Promotion (after 3:00pm during Daylight Saving)	Market	Y	\$16.50	\$17.50	6.06%

Social Weekend 9 Holes

Adult	Market	Y	\$23.00	\$24.50	6.52%
Junior Rate (21 and under)	Market	Y	\$9.70	\$10.50	8.25%
Pensioner	Market	Y	\$18.50	\$19.50	5.41%

Social Weekend 18 Holes

Adult	Market	Y	\$28.50	\$30.00	5.26%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Social Weekend 18 Holes

Junior Rate (21 and under)	Market	Y	\$14.00	\$15.00	7.14%
Pensioner	Market	Y	\$22.00	\$23.50	6.82%

Club Competition 9 Holes

Adult	Market	Y	\$16.50	\$17.50	6.06%
Junior Rate (21 and under)	Market	Y	\$9.70	\$10.50	8.25%
Pensioner and Veterans	Market	Y	\$13.50	\$14.50	7.41%

Club Competition 18 Holes

Adult	Market	Y	\$20.50	\$21.50	4.88%
Junior Rate (21 and under)	Market	Y	\$13.00	\$14.00	7.69%
Pensioner and Veterans	Market	Y	\$16.50	\$17.50	6.06%

Pre Purchase Passes

Passes may be shared within family household members.

12 Month - 100 games

The Ultimate (Adult)	Market	Y	\$1,200.00	\$1,270.00	5.83%
The Junior (21 and under)	Market	Y	\$715.00	\$755.00	5.59%
The Legend (Pensioner)	Market	Y	\$955.00	\$1,010.00	5.76%
The After3 (access after 3pm)	Market	Y	\$730.00	\$775.00	6.16%

12 Month - 50 Game

The Flexi Adult	Market	Y	\$710.00	\$750.00	5.63%
The Flexi Junior (21 & under)	Market	Y	\$408.00	\$432.00	5.88%
The Flexi Pensioner	Market	Y	\$575.00	\$610.00	6.09%
The Midweek (Mon-Fri)	Market	Y	\$575.00	\$610.00	6.09%
The Midweek Plus (Mon-Fri + Sun at Sunday Promotional rate)	Market	Y	\$620.00	\$655.00	5.65%
The Winter Warrior (All Days – Apr to Oct only)	Market	Y	\$489.00	\$520.00	6.34%

1 Month - unlimited games

The Taster (only used once within each calendar year)	Market	Y	\$103.00	\$109.00	5.83%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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PARKS & SPORTFIELDS

All sports fields (Athletics, Aussie Rules, Baseball, Concrete and Synthetic Cricket Wickets for non ICA use, Hockey, Rugby League, Rugby Union, Soccer, Softball, Social) are hired PER HOUR OR PART THEREOF - WITH A MINIMUM OF 2 HOUR BOOKING.

Note: Schools from outside Council area are subject to normal booking fees.

Sports Coaching Clinics (per hour/per field)	Subs	Y	\$43.50	\$46.00	5.75%
Note: Sports Coaching Clinics are not subject to minimum of 2 hours					
Use of Sportsfield Lighting (50 Lux) per hour / per field – (minimum 2 hours)	Subs	Y	\$11.00	\$11.50	4.55%
Use of Sportsfield Lighting (100 Lux) per hour / per field – (minimum 2 hours)	Subs	Y	\$14.50	\$15.50	6.90%

COMPETITION

Junior Bookings applicable for Under 18s.

Illawarra Cricket Association (per hour/per field)

Turf	Subs	Y	\$55.00	\$58.00	5.45%
Turf – Schools (subject to availability)	Subs	Y	\$55.00	\$58.00	5.45%
Concrete/Synthetic – Senior	Subs	Y	\$25.50	\$27.00	5.88%
Concrete/Synthetic – Junior	Subs	Y	\$21.00	\$22.00	4.76%
Booking of turf wicket for additional games outside of regular competition	Subs	Y	\$645.00	\$685.00	6.20%

Netball (per hour/per court)

Senior	Subs	Y	\$8.20	\$8.70	6.10%
Junior	Subs	Y	\$6.60	\$7.00	6.06%

Rugby League (per hour/per field)

Junior – Mini	Subs	Y	\$9.00	\$9.50	5.56%
Junior – Mod	Subs	Y	\$13.50	\$14.50	7.41%

Touch (per hour/per field)

Senior	Subs	Y	\$21.50	\$23.00	6.98%
Junior (u18)	Subs	Y	\$9.00	\$9.50	5.56%

All Other Sports not specifically mentioned

Senior – per hour/per field	Subs	Y	\$44.50	\$47.00	5.62%
Junior – per hour/per field	Subs	Y	\$19.50	\$20.50	5.13%

TRAINING

Netball (per hour/per court)

Senior	Subs	Y	\$0.50	\$0.50	0.00%
Junior	Subs	Y	\$0.40	\$0.40	0.00%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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All Other Sports not specifically mentioned (per hour/per field)

Senior	Subs	Y	\$21.00	\$22.00	4.76%
Junior	Subs	Y	\$1.60	\$1.70	6.25%

PERMITS FOR CIRCUSES, RODEOS AND TRAVELLING SHOWS

On Public Land

Park Hire per day	Subs	Y	\$860.00	\$910.00	5.81%
Bond to be lodged to cover damage, if any	Subs	N	\$7,375.00	\$7,810.00	5.90%

PARKS AND RESERVES

For the use of parks and playing fields - directly booked and managed by Registered Charities (Charity No. must be quoted), Church Groups, Ex-Services and Schools - a 100% discount will be applied if prior booking arrangements are made.

For the use of parks for organised picnics involving 50 or more persons (per day)	Subs	Y	\$172.00	\$182.00	5.81%
Use of parks for wedding ceremonies (bookings on a per hour basis)	Subs	Y	\$172.00	\$182.00	5.81%
Erection of marquee or jumping castle	Subs	Y	\$172.00	\$182.00	5.81%
Stuart Park – bookings for picnics in excess of 100 people	Subs	Y	\$345.00	\$365.00	5.80%
Use of power within a park or reserve (per day)	Subs	Y	\$75.00	\$79.50	6.00%
Damage/Garbage Deposit (excluding carnivals & designated special events)	Subs	N	\$345.00	\$365.00	5.80%
Commercial Advertising/Promotion at Parks (per full day)	Subs	Y	\$1,545.00	\$1,635.00	5.83%
Commercial Advertising/Promotion at Parks (maximum 4 hours)	Subs	Y	\$685.00	\$725.00	5.84%
Mechanical Ride Fee (including use of electricity)	Subs	Y	\$155.00	\$164.00	5.81%
Access Bond – general	Subs	N	\$2,040.00	\$2,160.00	5.88%
Key Deposits – Refundable	Subs	N	\$94.00	\$100.00	6.38%
Access Bond - Development Approval Works	Subs	N	\$5,100.00	\$5,400.00	5.88%

Hire of Portable Grandstands

Weekly hire of portable grandstand-seating per unit	Subs	Y	\$67.50	\$71.50	5.93%
Bond -1 to 6 units	Subs	N	\$378.00	\$400.00	5.82%
Bond – 7 to 12 units	Subs	N	\$765.00	\$810.00	5.88%

SPECIAL EVENTS (incorporating public participation)

Tier description/classifications are in accordance with Wollongong Major Event Strategy.

Tier 1 Signature Events

Tier 1 – Park Hire (per day)	Subs	Y	\$4,080.00	\$4,320.00	5.88%
Tier 1 – Bump In (Setup)/Bump Out (Removal) (per day)	Subs	Y	\$2,025.00	\$2,145.00	5.93%
Tier 1 – Bump In (Setup)/Bump Out (Removal) (per 1/2 day – 4 hours maximum)	Subs	Y	\$1,010.00	\$1,070.00	5.94%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Tier 1 Signature Events

Tier 1 – Damage/Garbage Bond (per event)	Subs	N	\$13,795.00	\$14,610.00	5.91%
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Tier 2 Major Events

Tier 2 – Park Hire (per day)	Subs	Y	\$2,015.00	\$2,135.00	5.96%
Tier 2 – Park Hire (per 1/2 day – 4 hours maximum)	Subs	Y	\$1,015.00	\$1,075.00	5.91%
Tier 2 – Bump In (Setup)/Bump Out (Removal) (per day)	Subs	Y	\$1,015.00	\$1,075.00	5.91%
Tier 2 – Bump In (Setup)/Bump Out (Removal) (per 1/2 day – 4 hours maximum)	Subs	Y	\$505.00	\$535.00	5.94%
Tier 2 – Damage/Garbage Bond (per event)	Subs	N	\$7,520.00	\$8,000.00	6.38%

Tier 3 Regional Events

Tier 3 – Park Hire (per day)	Subs	Y	\$690.00	\$730.00	5.80%
Tier 3 – Park Hire (per 1/2 day – 4 hours maximum)	Subs	Y	\$345.00	\$365.00	5.80%
Tier 3 – Bump In (Setup)/Bump Out (Removal) (per day)	Subs	Y	\$345.00	\$365.00	5.80%
Tier 3 – Bump In (Setup)/Bump Out (Removal) (per 1/2 day – 4 hours maximum)	Subs	Y	\$172.00	\$182.00	5.81%
Tier 3 – Damage/Garbage Bond (per event)	Subs	N	\$3,735.00	\$4,000.00	7.10%

Tier 4 Local Community Events

Tier 4 – Park Hire (per day)	Subs	Y	\$172.00	\$182.00	5.81%
Tier 4 – Bump In (Setup)/Bump Out (Removal) (per day)	Subs	Y	\$86.00	\$91.00	5.81%
Tier 4 – Damage/Garbage Bond (per event)	Subs	N	\$1,280.00	\$1,355.00	5.86%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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TOURIST PARKS

BULLI, CORRIMAL AND WINDANG BEACH TOURIST PARKS

Extra Charges

Additional Vehicle - Disability Parking Permit Holder (Permit to be displayed and vehicle parked within site boundary) – per night	Subs	Y	\$0.00	\$0.00	0.00%
Extra persons – unpowered and powered (5-17 years) – per night	Market	Y	\$16.50	\$18.00	9.09%
Extra persons – unpowered and powered (5-17 years) – per night (Off Season Only – maximum of two extra persons per site)	Market	Y			Free Last year fee Free
Extra persons – unpowered and powered (18 years and over) – per night	Market	Y	\$22.50	\$24.00	6.67%
Additional car/trailer/boat per site (no more than one of either per site) – per night	Market	Y	\$15.50	\$17.00	9.68%
Additional car/trailer/boat per week per site (no more than one of either per site)	Market	Y	\$76.50	\$81.00	5.88%
Late check out (conditions apply) up to 4:00pm	Market	Y		50% of Equivalent Nightly Rate	Last year fee 50% of Equivalent Nightly Rate
Late check out (conditions apply) after 4:00pm	Market	Y			Full Nightly Rate Last year fee Full Nightly Rate
Standard Key (conditions apply) each	Market	Y	\$20.50	\$21.50	4.88%
Fob Set (conditions apply) each	Market	Y	\$71.50	\$75.50	5.59%
Cabin & Site Booking Deposit - Year round	Market	Y			Equivalent Nightly Rate Last year fee Equivalent Nightly Rate
Cancellation Fee – Notification less than 14 days prior to arrival (except on/peak season)	Market	Y			Equivalent Nightly Rate Last year fee Equivalent Nightly Rate
On/Peak Season Cancellation Fee – Notification within 8 weeks and until 15 days prior to arrival	Market	Y			Equivalent Nightly Rate Last year fee Equivalent Nightly Rate
On/Peak Season Cancellation Fee – Notification within 14 days prior to arrival	Market	Y			Full Cost of Booking Last year fee Full Cost of Booking
Property Damage or Cleaning Charge (minimum fee) – (Costs associated with repair/replacement of property or extra cleaning and/or restoration when a cabin or site is left in an unreasonable condition and/ or for smoke removal and/or for unauthorised animals within cabin) minimum fee up to cost price	Full	Y	\$204.00	\$216.00	5.88%
Breach Charge – (costs associated with required rectification necessitated by breaches of Park Rules and/or conditions of occupation)	Full	Y			At Cost Last year fee At Cost

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Extra Charges

Sale & Hire Charge – (for sale/hire of items such as beach towels, board games etc.)	Subs	Y			\$2.30 to \$118.00 Last year fee \$2.20 to \$111.00
Weekly Servicing of Cabins – per service (mid-stay clean and linen change)	Market	Y			Free Last year fee Free
Metered Electricity Usage	Full	Y			At Cost Last year fee At Cost
Metered Water Usage	Full	Y			At Cost Last year fee At Cost
Single Use of Park Amenities Block – per person	Market	Y	\$4.20	\$4.00	-4.76%
Day Use of Park Amenities Block – per person	Market	Y	\$7.20	\$7.00	-2.78%
Priority Early Check-in (conditions apply) Guaranteed 12:00pm check-in or earlier as available	Market	Y		25% of Equivalent Nightly Rate	Last year fee 25% of Equivalent Nightly Rate
Mid Stay Cabin Clean and Linen Change – per service (mid-stay clean and linen change)	Market	Y	\$60.00	\$64.00	6.67%
Mid Stay Linen Change – per service (linen swap only)	Market	Y	\$29.50	\$31.00	5.08%
Non Guest use of Dump Point – per use	Market	Y	\$5.10	\$5.00	-1.96%

Function Hall Hire - Bulli Beach Tourist Park

Includes use of video and audio equipment and kitchenette (Not to be used for accommodation, closed between 10:00pm & 6:00am)

1 to 6 hours – per hour (maximum of 6 hours charged in a 24 hour period)	Market	Y	\$38.00	\$40.00	5.26%
Full Day Hire – (6+ hrs in a 24 hr period)	Market	Y	\$198.00	\$210.00	6.06%

Discounts, Promotions & online bookings

Promotional Rate - Year Round - Maximum discount percentage, calculated per stay	Market	Y			Maximum 30% Last year fee Maximum 30%
Wollongong City Tourist Parks - Loyalty Member Rate - Year Round	Market	Y			Maximum 10% Last year fee Maximum 10%
Corporate/Group Rate - Year Round	Market	Y			Maximum 10% Last year fee Maximum 10%
Online booking surcharge	Market	Y		Maximum 20% on nightly direct rate	Last year fee Maximum 20% on nightly direct rate

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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CARAVAN AND CAMPING AREAS (MAXIMUM PER SITE, 8 PERSONS)

ON SEASON - including one car and/or caravan/trailer/tent

Board of Studies NSW Christmas School Holidays, and Australia Day Long Weekend, Easter Long Weekend and Labour Day Long Weekends

Unpowered site – per night (2 persons)	Market	Y	\$49.00	\$52.00	6.12%
Powered site – per night (2 persons)	Market	Y	\$60.00	\$64.00	6.67%
Drive through powered site – per night (2 persons)	Market	Y	\$69.50	\$74.00	6.47%
Ensuite site – per night (2 persons)	Market	Y	\$100.00	\$106.00	6.00%

Senior Card Holder Discount

2 persons (unpowered site) – per night	Market	Y	\$39.00	\$42.00	7.69%
2 persons (powered site) – per night	Market	Y	\$49.00	\$52.00	6.12%
Drive through powered site – per night (2 persons)	Market	Y	\$55.00	\$58.00	5.45%
2 persons (ensuite site) – per night	Market	Y	\$79.50	\$84.00	5.66%

SHOULDER SEASON - including one car and/or caravan/trailer/tent

Commencing the final day of Board of Studies NSW School Terms up to an including the day prior to commencement of next School term (excluding On/Peak Season)

Maximum 30% discount may be applied as per Discounting Policy

Unpowered site – per night (2 persons)	Market	Y	\$39.00	\$42.00	7.69%
Powered site – per night (2 persons)	Market	Y	\$48.00	\$51.00	6.25%
Drive through powered site – per night (2 persons)	Market	Y	\$54.00	\$57.00	5.56%
Ensuite site – per night (2 persons)	Market	Y	\$79.50	\$84.00	5.66%

Senior Card Holder Discount

2 persons (unpowered site) – per night	Market	Y	\$30.50	\$33.00	8.20%
2 persons (powered site) – per night	Market	Y	\$39.00	\$42.00	7.69%
Drive through powered site – per night (2 persons)	Market	Y	\$43.00	\$46.00	6.98%
2 persons (ensuite site) – per night	Market	Y	\$63.00	\$67.00	6.35%

OFF SEASON - including one car and/or caravan/trailer/tent

First day to second last day of Board of Studies NSW School Terms

Maximum 30% discount may be applied as per Discounting Policy

Unpowered site – per night (2 persons)	Market	Y	\$31.50	\$34.00	7.94%
Powered site – per night (2 persons)	Market	Y	\$40.00	\$43.00	7.50%
Drive through powered site – per night (2 persons)	Market	Y	\$45.00	\$48.00	6.67%
Ensuite site – per night (2 persons)	Market	Y	\$66.50	\$70.00	5.26%

Senior Card Holder Discount

2 persons (unpowered site) – per night	Market	Y	\$25.50	\$27.00	5.88%
2 persons (powered site) – per night	Market	Y	\$31.50	\$34.00	7.94%
Drive through powered site – per night (2 persons)	Market	Y	\$35.50	\$38.00	7.04%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Senior Card Holder Discount

2 persons (ensuite site) – per night	Market	Y	\$53.00	\$56.00	5.66%
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OCCUPATION FEE FOR HOLIDAY VANS

The annual fee is to be paid in four equal instalments. Occupation fees are payable in advance on the first day of every quarter (1 July, 1 October, 1 January, and 1 April), the final quarter being 1 April.

Council may give notice of termination of an occupation agreement if the occupant fails to pay the occupation fees in accordance with Term 11 of the agreement.

Alternatively, a discount of 2.5% is available to an occupant who pays the annual fee as a lump sum by the due date of the first quarter fees, commencing 1 July.

The fee is set by Council on an annual basis and is applicable for the period 1 July to 30 June.

Powered Sullaged Sites Maximum of 8 persons per site	Market	N	\$6,225.00	\$6,590.00	5.86%
Powered Unsullaged Site – Corrimal Beach Site W27 Maximum of 8 persons per site	Market	N	\$5,840.00	\$6,185.00	5.91%
Administration Fee – Transfer of an existing occupation agreement, execution of a new occupation agreement or for document preparation for NSW Civil and Administrative Tribunal for abandoned goods	Market	Y	\$560.00	\$595.00	6.25%
Late Fee – for failure to pay occupation fees in accordance with Term 11	Market	Y	\$152.00	\$161.00	5.92%
Air Conditioner Levy – per annum (payable with first instalment of occupation fees or payable pro-rata if air conditioning installed after 1 July)	Market	Y	\$81.50	\$86.50	6.13%
Removal Fee for caravan, annex and concrete slab - minimum fee up to cost price	Full	Y	\$2,550.00	\$2,700.00	5.88%
Additional Parking Space – allocation of an additional parking space to that provided on designated site of occupation.	Market	Y	\$1,115.00	\$1,180.00	5.83%

ON-SITE ACCOMMODATION

ON SEASON - ALL Parks (Direct Rate) - per cabin basis

Board of Studies NSW Christmas School Holidays, and Australia Day Long Weekend, Easter Long Weekend and Labour Day Long Weekends

3 Bedroom Deluxe 6 Berth Cabin	Market	Y	\$358.00	\$379.00	5.87%
2 Bedroom Deluxe 6 Berth Cabin	Market	Y	\$321.00	\$340.00	5.92%
2 Bedroom Family 6 Berth Cabin	Market	Y	\$289.00	\$306.00	5.88%
2 Bedroom Deluxe 5 Berth Cabin	Market	Y	\$289.00	\$306.00	5.88%
2 Bedroom Deluxe 4 Berth Cabin	Market	Y	\$263.00	\$279.00	6.08%
1 and 2 Bedroom Ensuite 4 Berth Cabin	Market	Y	\$224.00	\$237.00	5.80%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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SHOULDER SEASON - ALL PARKS (Direct Rate) - per cabin basis

Commencing the final day of Board of Studies NSW School Terms up to and including the day prior to commencement of next School term (excluding On/Peak Season)

Maximum 30% discount may be applied as per Discounting Policy.

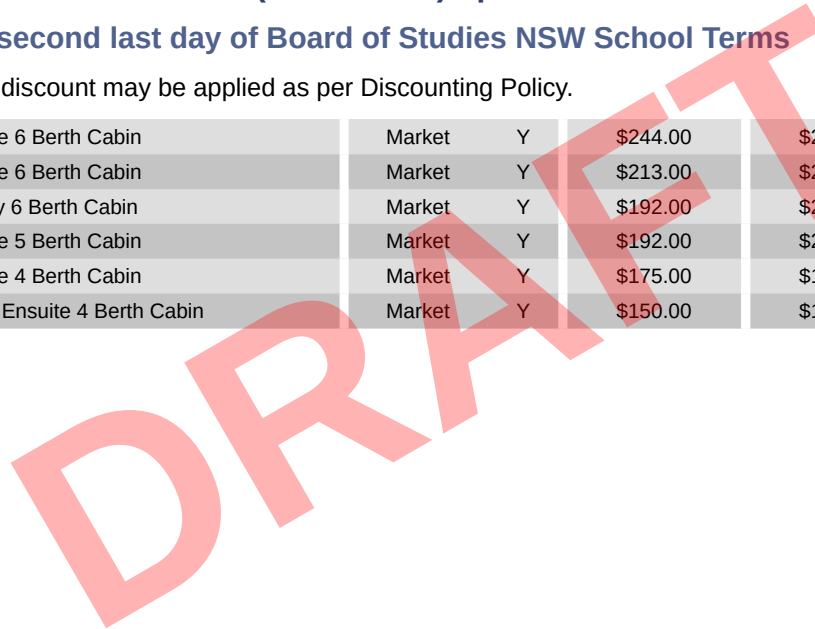
3 Bedroom Deluxe 6 Berth Cabin	Market	Y	\$292.00	\$309.00	5.82%
2 Bedroom Deluxe 6 Berth Cabin	Market	Y	\$254.00	\$269.00	5.91%
2 Bedroom Family 6 Berth Cabin	Market	Y	\$234.00	\$248.00	5.98%
2 Bedroom Deluxe 5 Berth Cabin	Market	Y	\$234.00	\$248.00	5.98%
2 Bedroom Deluxe 4 Berth Cabin	Market	Y	\$213.00	\$226.00	6.10%
1 and 2 Bedroom Ensuite 4 Berth Cabin	Market	Y	\$183.00	\$194.00	6.01%

OFF SEASON - ALL PARKS (Direct Rate) - per cabin basis

First day to second last day of Board of Studies NSW School Terms

Maximum 30% discount may be applied as per Discounting Policy.

3 Bedroom Deluxe 6 Berth Cabin	Market	Y	\$244.00	\$258.00	5.74%
2 Bedroom Deluxe 6 Berth Cabin	Market	Y	\$213.00	\$226.00	6.10%
2 Bedroom Family 6 Berth Cabin	Market	Y	\$192.00	\$203.00	5.73%
2 Bedroom Deluxe 5 Berth Cabin	Market	Y	\$192.00	\$203.00	5.73%
2 Bedroom Deluxe 4 Berth Cabin	Market	Y	\$175.00	\$185.00	5.71%
1 and 2 Bedroom Ensuite 4 Berth Cabin	Market	Y	\$150.00	\$159.00	6.00%



Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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PROPERTY SERVICES

GRAZING RIGHTS LICENCE FEES

Per horse per week	Market	Y	\$27.00	\$28.50	5.56%
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LEASES/LICENCES/APPROVALS

Application Fee – New applications Commercial Leases and Licences (excluding Outdoor Dining and Fitness Trainers)	Subs	Y	\$324.00	\$343.00	5.86%
Administration Fee – Assignment/variations	Subs	Y	\$463.00	\$545.00	17.71%
Valuation fee (excluding rent reviews & renewals)	Subs	Y			At cost Last year fee At cost
Interest Payable Default by Lessees and Licensees	Stat	N			maximum % as per legislation subject to change Last year fee maximum % as per legislation subject to change
The rate of interest is that set by the Council but must not exceed the rate specified for the time being by the Minister by Notice in the Government Gazette.					
Environment Management Charge - per unit/patron per unit/patron (as applicable)	Subs	Y	\$3.70	\$3.90	5.41%

PREPARATION OF LEASE AND LICENCE AGREEMENTS

Land Registry Services Registration Fees	Full	Y			At Cost Last year fee At Cost
PEXA Registration Fee	Full	Y			At Cost Last year fee At Cost
Community & Sporting Groups (not for profit organisations excluding Community Gardens)	Subs	Y	\$190.00	\$201.00	5.79%
Preparation of Agreement for Lease/Lease	Subs	Y	\$1,260.00	\$1,335.00	5.95%
Commercial Licence Preparation Fee	Subs	Y	\$935.00	\$990.00	5.88%
Approvals/Consents Under Roads Act	Subs	N	\$260.00	\$275.00	5.77%
Section 2.20 Licence (Crown Land)	Subs	Y	\$314.00	\$333.00	6.05%
Short Term Licence (under Section 46(3) (Community Land)	Subs	Y	\$315.00	\$334.00	6.03%
Commercial Trainers Licence Preparation Fee	Subs	Y	\$315.00	\$334.00	6.03%
Assignment and/or variation of existing agreements	Subs	Y	\$305.00	\$488.00	60.00%
Assessment Fee - Short term Licence – more than 45 days notice	Full	Y	\$327.00	\$346.00	5.81%
Assessment Fee – Urgent Request - Short term Licence – 45 days or less notice	Full	Y	\$660.00	\$700.00	6.06%

COMMUNITY AND SPORTING GROUPS LEASES/LICENCES

Lease/Licence Annual Fee	Subs	Y	\$735.00	\$780.00	6.12%
Community Garden and Museums	Subs	Y	\$125.00	\$132.00	5.60%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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FEES FOR COMMERCIAL LEASED PREMISES

Backflow Protection Service for Boundary & Zone Devices – Annual – per device per year	Market	N	\$119.00	\$126.00	5.88%
Temperature Control Devices, 6 monthly – per device per year	Market	Y	\$269.00	\$285.00	5.95%
Emergency & Exit Lights, 6 monthly – per building per year	Market	Y	\$530.00	\$560.00	5.66%
Fire Service Testing, several different testing requirements – per year	Market	Y	\$2,680.00	\$2,840.00	5.97%
Testing & Tagging, different frequencies – per hour	Market	Y	\$106.00	\$112.00	5.66%
Gas appliance testing & servicing – per year	Market	Y	\$740.00	\$785.00	6.08%

ROAD CLOSURE FEES

Road Closure Application Fee	Full	N	\$2,905.00	\$3,075.00	5.85%
Road Status Search Fee	Full	N			At Cost
					Last year fee At Cost
Valuation Fee	Full	N			At Cost
					Last year fee At Cost

SALE OF COMMUNITY LAND

Valuation Fee	Full	Y			at cost
					Last year fee at cost
Application Fee (excluding reclassification costs)	Full	Y	\$2,395.00	\$2,535.00	5.85%

EASEMENTS

Application Fee for Creation of Easement over Council Owned or Managed Land including Valuation Report	Full	Y	\$2,340.00	\$2,480.00	5.98%
Compensation Payable – Creation of Easement over Council Owned or Managed Land	Market	N			As per Valuation report
					Last year fee As per Valuation report
Application Fee for Extinguishment of Council Easement over Private Land including Valuation Report	Full	Y	\$2,340.00	\$2,480.00	5.98%
Compensation Payable – Extinguishment of Council Easement over Private Land	Market	N			As per Valuation report
					Last year fee As per Valuation report

FEES FOR COMMERCIAL FITNESS TRAINERS - PRIMARY SITE

Zone A – Band 1 (3 to 10 participants)	Market	Y	\$1,790.00	\$1,900.00	6.15%
Zone A – Band 2 (11 to 18 participants)	Market	Y	\$3,300.00	\$3,495.00	5.91%
Zone A – Band 3 (19 to 36 participants)	Market	Y	\$6,600.00	\$6,990.00	5.91%
Zone A – Band 4 (37 to 54 participants)	Market	Y	\$9,900.00	\$10,485.00	5.91%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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FEES FOR COMMERCIAL FITNESS TRAINERS - PRIMARY SITE

Zone B – Band 1 (3 to 10 participants)	Market	Y	\$1,135.00	\$1,200.00	5.73%
Zone B – Band 2 (11 to 18 participants)	Market	Y	\$2,050.00	\$2,170.00	5.85%
Zone B – Band 3 (19 to 36 participants)	Market	Y	\$4,100.00	\$4,340.00	5.85%
Zone B – Band 4 (37 to 54 participants)	Market	Y	\$6,150.00	\$6,515.00	5.93%
Zone C – Band 1 (3 to 10 participants)	Market	Y	\$795.00	\$1,560.00	96.23%
Zone C – Band 2 (11 to 18 participants)	Market	Y	\$1,440.00	\$2,205.00	53.13%
Zone C – Band 3 (19 to 36 participants)	Market	Y	\$2,865.00	\$3,035.00	5.93%
Zone C – Band 4 (37 to 54 participants)	Market	Y	\$4,305.00	\$4,560.00	5.92%
Licence Fee – Mobile Fitness Trainers (3 clients or less)	Subs	Y	\$217.00	\$230.00	5.99%

COMMUNICATION INSTALLATIONS

Initial Investigation & Feasibility Administration Fee	Subs	N	\$3,290.00	\$3,485.00	5.93%
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Administration and Site Set-up

Initial Site Set-Up (tower analysis required and provided by client) Fee for processing application, includes new equipment schedule.	Full	Y	\$2,725.00	\$2,885.00	5.87%
Initial Site Set-Up (tower analysis not required) Fee for processing application, includes new equipment schedule	Full	Y	\$1,805.00	\$1,910.00	5.82%
Amended Site Set-Up (tower analysis required and provided by client). Fee for processing application, includes amended equipment schedule	Full	Y	\$1,805.00	\$1,910.00	5.82%
Amended Site Set-Up (tower analysis not required) – Fee for processing application, includes amended equipment schedule	Full	Y	\$930.00	\$985.00	5.91%
Standard Site Lease/Licence/Deed (not including legal fees) – Fee for processing Lease/Licence/Deed.	Full	Y	\$1,805.00	\$1,910.00	5.82%
Generator Access – (When available) – Commercial Rate Rental for access to Council's back up power unit.	Market	Y	\$2,835.00	\$3,000.00	5.82%

Communication Sites

Daily rental (use of existing infrastructure on tower) – to recover cost of short-term users of tower	Full	Y	\$40.00	\$42.50	6.25%
Spread Spectrum Link (per unit, includes: rental for one antenna on tower and up to 3 rack units of hut space) – Commercial rate – Prime Site For use of Council's radio tower and hut space	Market	Y	\$2,015.00	\$2,135.00	5.96%
Supply site key card, first key card (per key card) – Fee for processing application and ordering key card	Full	Y	\$158.00	\$167.00	5.70%
Private Mobile Radio (one repeater base up to 50W, Tx & Rx antenna or access to multi-coupled antenna) – Commercial rate – Prime Site. Rental for use of Council's radio tower.	Market	Y	\$6,000.00	\$6,355.00	5.92%
Private Mobile Radio – Extra antenna (per antenna) – Commercial rate – prime site. Rental for use of Council's radio tower only	Market	Y	\$2,015.00	\$2,135.00	5.96%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Communication Sites

VHF-UHF Link System (per link, includes one yagi antenna and 3 rack units of hut space) – Commercial rate – Prime Site Rental for use of Council's radio tower and hut	Market	Y	\$2,015.00	\$2,135.00	5.96%
VHF-UHF yagi Link – Extra antenna (per antenna) – Commercial rate – Prime Site Rental for use of Council's radio tower	Market	Y	\$660.00	\$700.00	6.06%
Other equipment: (Paging base, Nav Beacon etc, per unit-up to 100W, includes on transmit antenna and 5 rack units of hut space) – Commercial rate – Prime Site Rental for use of Council's radio tower and hut space	Market	Y	\$6,000.00	\$6,355.00	5.92%
Mobile Phone System. Rental for use of Council's radio tower and hut space	Market	Y	\$75,235.00	\$79,675.00	5.90%
FM Broadcast System (includes 1 transmit antenna, 1 input signal antenna and up to 20 rack units of space) per Tx. Rental for use of Council's radio tower and hut space	Market	Y	\$9,810.00	\$10,390.00	5.91%
TV Broadcast System (includes space for one transmitter or translator, one shared Tx antenna and one input signal antenna) – Commercial rate – Prime Site For use of Council's radio tower and hut space	Market	Y	\$98,135.00	\$103,925.00	5.90%
Spread Spectrum Repeater (per unit, includes: rental for one antenna on tower and up to 3 rack units of hut space) – Commercial rate – Prime Site. Rental for use of Council's radio tower and hut	Market	Y	\$3,980.00	\$4,215.00	5.90%
Microwave dish (solid), up to a 2410mm diameter dish with cover) – Commercial rate – Prime Site. Rental for use of Council's tower	Market	Y	\$19,080.00	\$20,205.00	5.90%
Microwave Dishes (solids with Cover) greater than 2400mm – Rental for use of Council's tower	Market	Y	\$5,450.00	\$5,770.00	5.87%
Microwave Dish (Gridpack), up to 2410mm diameter – Full Commercial Rate. Rental for use of Council's tower	Market	Y	\$11,340.00	\$12,010.00	5.91%
Microwave Dish (Gridpack), greater than 2400mm – Rental for use of Council's tower	Market	Y	\$3,275.00	\$3,470.00	5.95%
Rental for Client's Hut (Maximum area 3 metres by 4 metres) – Commercial rate – Prime Site. Rental for use of Council's communication site compound	Market	Y	\$38,170.00	\$40,420.00	5.89%
Additional rack space in Council's hut (per rack unit) – Commercial rate – Prime Site	Market	Y	\$132.00	\$140.00	6.06%
Site Management Fee – Communication Site Induction (per application)	Full	Y	\$420.00	\$445.00	5.95%
Annual rent for equipment shelter	Market	Y	\$16,900.00	\$17,895.00	5.89%
Annual rent for equipment shelter & light pole	Market	Y	\$21,265.00	\$22,520.00	5.90%

APPROVAL FEES - OUTDOOR RESTAURANTS/DINING

Annual Fee for Beach or Foreshore locations	Market	N		Independent Valuation	
					Last year fee Independent Valuation
Per square metre for Zone 1 (except for beach and foreshore locations)	Market	N	\$175.00	\$185.00	5.71%
Per square metre for Zone 2 (except for beach and foreshore locations)	Market	N	\$92.00	\$97.50	5.98%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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APPROVAL FEES - OUTDOOR RESTAURANTS/DINING

Per square metre for Zone 3 (except for beach and Foreshore locations)	Market	N	\$62.00	\$65.50	5.65%
Outdoor Restaurant Bond	Market	N	\$700.00	\$740.00	5.71%

TRADING LICENCE AND STREET VENDING

Community and Sporting Groups (per day)	Market	N	\$57.00	\$60.50	6.14%
Commercial Activities (per day)	Market	N	\$146.00	\$155.00	6.16%

COMMERCIAL OR INDUSTRIAL INSTALLATIONS - WITHIN COUNCIL LAND or ROAD RESERVE

Application Fee – Application must be accompanied by a Traffic/Pedestrian Management Plan	Full	N	\$106.00	\$112.00	5.66%
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Annual Fee

Should a company require to install infrastructure in or above a Council road reserve or Council land they will be required to enter into an agreement and pay the annual fee

For every 150 metres or part thereof	Full	N	\$1,480.00	\$1,565.00	5.74%
Signs (per sign – minimum)	Market	N	\$550.00	\$580.00	5.45%
Charge for use of Council land for a Service Authority (Per square metre per day)	Market	N	\$4.90	\$5.20	6.12%
Charge for use of Council land for a commercial purpose - (per square metre per day)	Market	N	\$9.90	\$10.50	6.06%
Bond – minimum \$5,000 plus additional charges based on equipment, use of land, area occupied and affected infrastructure	Market	N	\$5,100.00	\$5,400.00	5.88%

WATER SUPPLY CHARGES

Water Supply charge 20mm Water Meter size	Market	N	\$285.00	\$302.00	5.96%
Water Supply charge 25mm Water Meter size	Market	N	\$446.00	\$472.00	5.83%
Water Supply charge 40mm Water Meter size	Market	N	\$1,130.00	\$1,195.00	5.75%
Water Supply Charge – meter size > 40mm	Market	N	\$1,775.00	\$1,880.00	5.92%
Water Usage charge (Per kl)	Market	N	\$2.60	\$2.80	7.69%
Water meter reading charge per hour	Market	N	\$29.00	\$30.50	5.17%
Special Water Meter reading (per reading)	Market	N	\$94.50	\$100.00	5.82%

FEES FOR COMMERCIAL SURF SCHOOLS - NON PRIME SITES

Annual Licence Fee	Market	N	\$1,280.00	\$1,355.00	5.86%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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FINANCIAL SERVICES

PAYMENT FEES

Credit Card Payment Processing Fee – Charged on activities paid via Council's central payment systems, including on-line and telephone payments not attracting GST	Full	N			0.50% Last year fee 0.50%
Credit Card Payment Processing Fee – Charged on activities paid via Council's central payment systems, including on-line and telephone payments attracting GST	Full	Y			0.50% Last year fee 0.50%
Dishonoured Payments Fee – on-charge of bank/agent fee	Full	N			direct on-charge Last year fee direct on-charge
Late Payment Fee – Sundry Debtors	Full	Y	\$10.00	\$10.00	0.00%

RATES INFORMATION

Provide copy of Rate Notice	Full	N	\$20.00	\$20.00	0.00%
Rates or Property Search current rating year	Full	N	\$20.00	\$20.00	0.00%
Rates or Property Search (per hour or part thereof). Including Possessory Title applications, historical ownership requests, former title descriptions, previous valuations, previous rates, etc.	Full	N	\$67.00	\$71.00	5.97%
On-charge of Archival Retrieval Fees incurred by Rates/Property Search	Full	N			direct on-charge Last year fee direct on-charge

OVERDUE RATES

Extra Charge, Section 566 of Local Government Act

Council's rate of interest is the maximum rate specified by the Minister by Notice in the Government Gazette	Stat	N			Council will apply the maximum interest set by the Minister for the 2023/2024 financial year Last year fee Interest rate for the period of 1 July 2022 to 30 June 2023 is set at 6.0%.
Deferred Pensioner Interest	Subs	N			Interest rate for the period of 1 July 2023 to 30 June 2024 will be set at the IPART nominal local government discount rate Last year fee Interest rate for the period of 1 July 2022 to 30 June 2023 will be set at the IPART nominal local government discount rate
Council will apply a reduced interest rate equivalent to the IPART discounted interest rate, to those eligible ratepayers who have entered into a formal Pensioner Agreement to Defer Rates, Charges and Interest.					

SECTION 603 CERTIFICATES

Certificates under Section 603 (as determined by the Office of Local Government)	Stat	N	\$90.00	\$90.00	0.00%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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SECTION 603 CERTIFICATES

Additional charge for priority issue of Section 603 Certificate – 24 hour turnaround	Full	N	\$18.50	\$19.50	5.41%
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GAS MAINS CHARGE (Australian Gas Limited)

Annual fee under Section 611 of Local Government Act, 1993

Tariff Sales	Market	N		0.75% of Sales Revenue	Last year fee 0.75% of Sales Revenue
Standard Contract Sales	Market	N		0.075% of Sales Revenue	Last year fee 0.075% of Sales Revenue
Corporate Contract Sales	Market	N		0.075% of Sales Revenue	Last year fee 0.075% of Sales Revenue

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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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GOVERNANCE & ADMINISTRATION

Government Information (Public Access) Act 2009 No 52

ACCESS APPLICATIONS - SEEKING PERSONAL INFORMATION ABOUT THE APPLICANT

Amendment of records at no charge.

Note: Discounts apply for financial hardship and information related to special public benefit generally.

Application	Stat	N	\$30.00	\$30.00	0.00%
Processing Charge – per hour after first 20 hours	Stat	N	\$30.00	\$30.00	0.00%

ACCESS APPLICATIONS - ALL OTHER REQUESTS

Application	Stat	N	\$30.00	\$30.00	0.00%
Processing Charge – per hour after first hour	Stat	N	\$30.00	\$30.00	0.00%
Internal Review	Stat	N	\$40.00	\$40.00	0.00%
Access to Information as per GIPA Regulations Schedule 1 Open Access Documents	Full	N	fee to copy documents or supply on disk may apply	fee to copy documents or supply on disk may apply	Last year fee

COPYING/SCANNING DOCUMENTS

Application Scanning Fees for Building Certificate, Section 68, Pre-Lodgement or Subdivision Certificates

Application Scanning Fees for more than 15 pages	Full	N	\$43.50	\$46.00	5.75%
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Amended Plans/Additional Information for Development Application, Construction Certificate, Subdivision Works Certificates, Section 96 Modification or Section 82A Review

Original estimated cost of development up to \$250,000	Full	N	\$43.50	\$46.00	5.75%
Original estimated cost of development up to \$250,000 to \$1,000,000	Full	N	\$117.00	\$124.00	5.98%
Original estimated cost of development over \$1,000,000	Full	N	\$231.00	\$245.00	6.06%

Map and Plan Copying

For all other map and plan copying - the fees are listed under LAND USE PLANNING

Supply of Documents on CD/DVD	Full	N	\$19.00	\$20.00	5.26%
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ACCESS APPLICATIONS - Subpoena

Subpoena Conduct Money for Court Attendance	Full	N	\$58.50	\$62.00	5.98%
Subpoena Processing Fee – per hour	Full	N	\$58.50	\$62.00	5.98%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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SALE OF FLAGS

Council purchases Australian and Wollongong flags for sale to the public as a community service. Prices may vary at the time they are purchased by Council however they are sold on a cost recovery basis only.

Australian Flag	Full	Y			at cost Last year fee at cost
Wollongong Flag	Full	Y			at cost Last year fee at cost

DRAFT

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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INFORMATION MANAGEMENT & TECHNOLOGY – Spatial Information

DIGITAL DATA SUPPLY - Spatial & Non-Spatial

Subject to Conditions: Supply of digital data is subject to licence conditions. A License Agreement must be signed by both parties before data can be distributed. Supply of some data may require the consent of a 3rd party.

Unless otherwise noted, Spatial data is supplied in ESRI shape format. Contact the Spatial Information team for available alternate formats and costs for data conversion.

Aerial photo imagery and LiDAR/ALS data is not available for supply in digital format due to 3rd party licensing restrictions.

Data extraction only – labour component (hourly rate)	Full	N	\$106.00	\$112.00	5.66%
Note: Minimum charge of half an hour					

3D CITY CENTRE MODEL - Data Supply and Services

Data extraction and conversion (labour component – hourly rate)	Full	N	\$106.00	\$112.00	5.66%
Note: Labour Rate covers import/export building models (including conversion), texture import/export, model terrain clip(per site), 3D analysis and consultancy	Full	N		At cost plus processing fee	Last year fee At cost plus processing fee
Minimum one (1) hour per building site	Full	N	\$106.00	\$112.00	5.66%

MAP PRODUCTS

Map production incurs a labour and consumables component.

Supply of maps containing aerial photography is subject to licence restrictions - refer Mapping Services team for Conditions of Supply.

Minimum charge of half an hour.

Map production - soft copy – labour component (hourly rate)	Full	N	\$97.00	\$103.00	6.19%
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Map Books (Coverage for Wollongong LGA)

Printed copies: Additional cost applies for supply of printed Map Books, charged at the map printing fee per sheet

LABORATORY TESTS

Test Methods:

AS - Australian Standard

T - Transport for NSW (formerly Roads and Maritime Services NSW/Roads & Traffic Authority NSW)

Others as indicated in the schedule or as arranged

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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PROJECT DELIVERY

Road Widening Certificates	Full	N	\$44.50	\$47.00	5.62%
Consulting Rate (Engineers) (per hour)	Market	Y	\$250.00	\$265.00	6.00%

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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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INFRASTRUCTURE PLANNING & SUPPORT

TRAFFIC RELATED FEES

A Traffic COUNT Data (limited locations available)

Volume Only	Subs	Y	\$26.00	\$27.50	5.77%
Volume, Speed, Classification	Subs	Y	\$76.00	\$80.50	5.92%

Data for five or more locations

Volume per location	Subs	Y	\$22.50	\$24.00	6.67%
Volume, Speed, Classification per location	Subs	Y	\$61.00	\$66.00	8.20%

B Tracks Traffic Modelling

Undertake traffic modelling for outside organisations – per day	Market	Y	\$1,610.00	\$1,705.00	5.90%
Supply of base traffic models (TRACKS or PARAMICS) for development planning	Market	Y	\$2,010.00	\$2,130.00	5.97%

C Traffic Committee

Work Zone Application

Work Zone Application Fee	Full	N	\$181.00	\$350.00	93.37%
Cost of establishment and signage	Full	N	\$245.00	\$1,000.00	308.16%
Cost of establishment and signage using existing post(s)	Full	N	\$153.00	\$500.00	226.80%
Work Zone Non Ticketed Rate - per lineal metre per month of kerbside space	Market	N	\$10.50	\$21.00	100.00%
Work Zone Ticketed Rate - per lineal metre per month kerbside space	Market	N	\$21.50	\$43.00	100.00%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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WASTE MANAGEMENT

Commercial or business waste not accepted as household waste, as assessed by Weighbridge Operator(s).

Garden Organics are not accepted to landfill and must be separated from mixed general waste and be free of contamination for depositing in the garden organics drop off area.

Specified items are required to be deposited in recycling areas prior to mixed general waste being deposited for disposal.

Failure of site users to follow directions may result in specified item(s) weights being included in mixed general waste charges.

Wollongong Waste and Resource Recovery Park is not permitted to accept builders waste for landfill disposal including mixed soils, concrete, bricks, tiles, plasterboard, wood waste and general mixed builders waste.

Asbestos material and commercial amounts of polystyrene are not accepted at Wollongong Waste and Resource Recovery Park.

The Product Stewardship Act, 2011 effective 1 July 2012 provides for televisions, computers and computer peripherals to be accepted for recycling by an 'Approved Arrangement' free of charge, providing the material presented meets industry standards.

Exemptions apply in accordance with the Wollongong Waste and Resource Recovery Park - Fees and Exemption Policy for Community Service Organisations with a valid NSW Waste Levy Exemption from the NSW Environment Protection Authority.

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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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HOUSEHOLD WASTE - WOLLONGONG WASTE AND RESOURCE RECOVERY PARK ONLY

MIXED GENERAL WASTE

Minimum charge (20kg or less)	Rate of Return	Y	\$8.00	\$8.50	6.25%
Charge per tonne (mixed general waste)* #	Rate of Return	Y	\$402.00	\$426.00	5.97%

* Rebate offered to individual customers with volumes greater than 500t/quarter. Terms and Conditions apply.

* The rebate for 2023/2024 is set at \$25/tonne.

The mixed waste fee includes the assumed 2023-2024 EPA Waste Levy of \$161.40/tonne.

Expanded Plastic (polystyrene & other light) loads by volume – Charge per m3	Rate of Return	Y	\$221.00	\$234.00	5.88%
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GARDEN ORGANICS & WOOD WASTE

Minimum charge (100kg or less)	Rate of Return	Y	\$14.50	\$16.00	10.34%
Charge per tonne (Greater than 100kg)	Rate of Return	Y	\$143.00	\$160.00	11.89%

WASTE CHARGES PER SPECIFIED ITEM

Mattresses (per item)	Market	Y	\$30.00	\$38.50	28.33%
Car and motorcycle tyres (each)	Rate of Return	Y	\$8.50	\$10.00	17.65%
Car and motorcycle tyres (each) with rim	Rate of Return	Y	\$20.00	\$21.00	5.00%
Light truck and 4WD tyres (each) [Truck and Tractor Tyres are not accepted]	Rate of Return	Y	\$17.00	\$18.00	5.88%
Light truck and 4WD tyres (each) with rim [Truck and Tractor Tyres are not accepted]	Rate of Return	Y	\$32.00	\$34.00	6.25%
Televisions, Computers and Computer Peripherals for items deemed suitable for acceptance under the Product Stewardship Act, 2011	Rate of Return	Y			Free Last year fee Free
Fridge, freezer and airconditioner (per item)	Rate of Return	Y	\$9.00	\$10.00	11.11%

COMMERCIAL AND BUSINESS WASTE - WOLLONGONG WASTE AND RESOURCE RECOVERY PARK ONLY

MIXED GENERAL WASTE

Minimum charge (200kg or less)	Rate of Return	Y	\$80.50	\$85.00	5.59%
Charge per tonne (Greater than 200kg)* #	Rate of Return	Y	\$402.00	\$426.00	5.97%

* Rebate offered to individual customers with volumes greater than 500t/quarter. Terms and Conditions apply.

* The rebate for 2023/2024 is set at \$25/tonne.

The mixed waste fee includes the assumed 2023-2024 EPA Waste Levy of \$161.40/tonne.

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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GARDEN ORGANICS AND WOOD WASTE

Minimum charge (200kg or less)	Rate of Return	Y	\$28.50	\$32.00	12.28%
Charge per tonne (Greater than 200kg)	Rate of Return	Y	\$143.00	\$160.00	11.89%

SPECIAL WASTE DISPOSAL - WOLLONGONG WASTE AND RESOURCE RECOVERY PARK ONLY

SPECIAL WASTE - Commercial only

Including waste requiring immediate or supervised burial or special handling; animal processing waste; loads greater than 25% paper and or cardboard; product destructions. All special waste must be classified and permitted to enter a Class 1 Landfill under the POEO Act, 1997.	Rate of Return	Y	\$426.00	\$451.00	5.87%
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SPECIAL WASTE – Non Conforming Charity Waste

This charge applies to Charities who have been granted Section 88 Levy exemption by the Environment Protection Authority and who deliver material that does comply with Councils Wollongong Waste and Resource Recovery Park – Fees and Exemptions Policy. Charities that do not have an EPA Section 88 Exemption, or the waste does not comply with the exemption requirements will incur full commercial waste disposal rates.##	Rate of Return	Y	\$250.00	\$265.00	6.00%
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SPECIAL WASTE - Expanded plastic

SPECIAL WASTE – Expanded plastic (polystyrene & other light) loads by volume – Charge per m3 (applicable to loads > 25% by volume polystyrene)	Rate of Return	Y	\$221.00	\$234.00	5.88%
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DEAD ANIMALS - Domestic and Commercial

RSPCA animal disposal is exempt

Minimum Charge (100kg or less)	Rate of Return	Y	\$40.00	\$42.50	6.25%
Charge per tonne (Greater than 100kg) #	Rate of Return	Y	\$402.00	\$426.00	5.97%

The mixed waste fee includes the assumed 2023-2024 EPA Waste Levy of \$161.40/tonne.

COVER MATERIAL - WOLLONGONG WASTE AND RESOURCE RECOVERY PARK

Material suitable for operational purposes at Wollongong Waste and Resource Recovery Park. Application and Approval Process applies (acceptance subject to Council's sole discretion).	Subs	Y	Price by negotiation with Waste & Resource Recovery Manager Last year fee Price by negotiation with Waste & Resource Recovery Manager		
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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CHARGES DURING WEIGHBRIDGE FAILURE - WOLLONGONG WASTE AND RESOURCE RECOVERY PARK ONLY

GENERAL WASTE

Domestic small (cars, station wagons, + 1/2 ute tray or trailer loads)	Rate of Return	Y	\$40.00	\$42.50	6.25%
Domestic large (car or wagon with trailer loads, full ute/trailer loads)	Rate of Return	Y	\$119.00	\$126.00	5.88%
Truck – Small Commercial	Rate of Return	Y	\$244.00	\$258.00	5.74%
Truck – Medium Commercial	Rate of Return	Y	\$1,470.00	\$1,555.00	5.78%
Truck – Large Commercial	Rate of Return	Y	\$3,125.00	\$3,310.00	5.92%

Garden Organics

Garden Organics small (cars, station wagons, + 1/2 ute tray or trailer loads)	Rate of Return	Y	\$14.50	\$15.50	6.90%
Garden Organics large (car or wagon with trailer loads, full ute/trailer loads)	Rate of Return	Y	\$39.00	\$41.50	6.41%
Truck – Small Commercial	Rate of Return	Y	\$79.00	\$83.50	5.70%
Truck – Medium Commercial	Rate of Return	Y	\$479.00	\$505.00	5.43%
Truck – Large Commercial	Rate of Return	Y	\$1,025.00	\$1,085.00	5.85%

'RED TOP' RESIDUAL WASTE BIN SIZE CHANGEOVER FEES

Upsize of domestic Residual Waste 'Red Top' bin	Rate of Return	N	\$200.00	\$212.00	6.00%
Downsize of domestic Residual Waste 'Red Top' bin	Rate of Return	N			Free
					Last year fee Free

OTHER WEIGHBRIDGE SERVICES

Weighbridge Tare Tickets - Vehicles 4.5 tonnes or less (per weigh)	Rate of Return	Y	\$27.00	\$30.00	11.11%
Weighbridge Tare Tickets - Vehicles 4.5 tonnes or more (per weigh)	Rate of Return	Y	\$54.50	\$57.50	5.50%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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LAND USE PLANNING

A Local Environmental Plans (where Council has to prepare or assess)

Minor Rezoning	Subs	N	<p>A \$24,845 lodgement, assessment and processing fee for Planning Proposals, including reporting to Wollongong Local Planning Panel, Council and the NSW Department of Planning, Industry and Environment.</p> <p>If Council does not support the preparation of a draft Planning Proposal, a refund of the unexpended fees will be provided.</p> <p>Last year fee A \$23,460 lodgement, assessment and processing fee for Planning Proposals, including reporting to Wollongong Local Planning Panel, Council and the NSW Department of Planning, Industry and Environment.</p> <p>If Council does not support the preparation of a draft Planning Proposal, a refund of the unexpended fees will be provided.</p>		
External requests for spot rezonings (1 lot or less than 1500m2) and planning proposals. Excludes minor boundary adjustment Planning Proposals that are consistent with Neighbourhood Planning in West Dapto (no charge).					
Major Rezoning	Subs	N	<p>A \$64,810 lodgement, assessment and processing fee for Planning Proposals, including reporting to Wollongong Local Planning Panel, Council and the NSW Department of Planning and Environment.</p> <p>If Council does not support the preparation of a draft Planning Proposal, a refund of the unexpended fees will be provided.</p> <p>Last year fee A \$61,200 lodgement, assessment and processing fee for Planning Proposals, including reporting to Wollongong Local Planning Panel, Council and the NSW Department of Planning, Industry and Environment.</p> <p>If Council does not support the preparation of a draft Planning Proposal, a refund of the unexpended fees will be provided.</p>		
External requests for rezonings including spot rezonings (more than 1 lot and 1,500m2), creation of new zones, rezonings where a LES or technical study(s) is required (eg flood, heritage, land capability). Includes zoning amendments within Release Areas already zoned for urban use. Excludes minor boundary adjustment Planning Proposals that are consistent with Neighbourhood Planning in West Dapto (no charge). No refunds.					
Major Rezoning - New Release Areas	Subs	N	\$102,000.00	\$108,020.00	5.90%
Fee for preparation of a Planning Panel agenda and meeting for a pre-Gateway Appeal	Subs	N	\$20,810.00	\$22,040.00	5.91%
Preparation of Local Environmental Study or technical study	Market	N	<p>The full cost of the preparation of the LES / technical study will be invoiced. Quote/cost estimate will be agreed with the proponent at the start of the process.</p> <p>Last year fee The full cost of the preparation of the LES / technical study will be invoiced. Quote/cost estimate will be agreed with the proponent at the start of the process.</p>		

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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A Local Environmental Plans (where Council has to prepare or assess)

Reclassification of community land to operational land via external party request, including public hearing. In addition to rezoning fee	Subs	N	\$5,200.00	\$5,505.00	5.87%
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B Development Control Plans (where Council has to prepare or assess)

Assessment of external applications to amend a DCP Chapter – including Neighbourhood Plans	Market	N	\$10,404.00	\$11,017.84	5.90%
Preparation of a new DCP Chapter – including Neighbourhood Plans, on behalf of proponent	Market	N	<p>The full cost of the preparation of the DCP will be invoiced. Quote/cost estimate will be agreed with the proponent at the start of the process.</p> <p>Last year fee The full cost of the preparation of the DCP will be invoiced. Quote/cost estimate will be agreed with the proponent at the start of the process.</p>		

LAND USE PLANNING MAP PUBLICATIONS

LEP map printing A4 or A3 colour (no production) per page	Full	N	\$6.20	\$6.60	6.45%
Map production – labour component (hourly rate)	Full	N	\$86.00	\$91.00	5.81%
Printing of produced maps A4 or A3 size, per page	Full	N	\$6.20	\$6.60	6.45%
Printing of produced maps A2, A1 or A0 size, per page	Full	N	\$21.50	\$23.00	6.98%
LEP, DCP, Section 94 Plan, planning study or other document printing (excluding maps) – Black & white – per page A4	Full	N	\$0.20	\$0.20	0.00%
LEP, DCP, Section 94 Plan, planning study or other document printing (excluding maps) – Colour – per page A4	Full	N	\$0.50	\$0.50	0.00%
LEP, DCP, Section 94 Plan, planning study or other document printing (excluding maps) – per page A3	Full	N	\$6.90	\$7.30	5.80%

Screen Dumps of Mapping Data

Screen Dumps (per sheet)	Full	N	\$6.90	\$7.30	5.80%
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STRATEGIC DIGITAL DATA (External Clients)

Note: Data is supplied and costed in ArctInfo format.

Contact the Strategic Mapping Services Section for translators and media available.

Consultancy rates are charged for conversions. Also available on Councils internet site at no charge.

Subject to Conditions a digital base licence agreement must be signed by both parties before data is distributed.

Some data requires the custodian consent.

Contact the Strategic Mapping Services Section for data availability.

Zones, Zone Text (28 map partitions @ \$7.90 per partition)	Subs	N	\$253.00	\$268.00	5.93%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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STRATEGIC DIGITAL DATA (External Clients)

Additional layers – Contact the Strategic Mapping Services Section for data availability (per theme per 1:20,000 map partition)	Subs	N	\$31.00	\$33.00	6.45%
C.D. production containing policies, strategies, LEPs & DCPs.	Full	N	\$6.90	\$7.30	5.80%

CERTIFICATE RELATED FEES

Air Photos

Scanning of air photos (per hour) (for printing see printing charges)	Full	N	\$85.50	\$90.50	5.85%
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Planning Certificate

S10.7 (1) (minimum certificate) per parcel of land	Stat	N	\$62.00	\$62.00	0.00%
S10.7 (1) and (5) (additional information) per parcel of land	Stat	N	\$156.00	\$156.00	0.00%
Priority issue of certificate	Subs	N	\$148.00	\$157.00	6.08%
S88G Conveyancing Act Certificate	Stat	N	Regulated fee of \$10, and Council will not inspect the relevant land for the purpose of issuing the certificate Last year fee Regulated fee of \$10, and Council will not inspect the relevant land for the purpose of issuing the certificate		

Enlargement and Reduction Prints

Will be charged at the rate for the size of the “original” or “copy” whichever is the larger of the two.

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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ENVIRONMENTAL SERVICES

Community Waste Wise Events - full bin service per bin (includes disposal of waste via Compactor if bin left full after event. Note if unable to be picked up via Compactor, cost is as per Whytes Gully Weighbridge by weight.)	Subs	Y	\$0.00	\$15.00	∞
Community Waste Wise Events - bin hire per bin (bins delivered and picked up empty)	Subs	Y	\$0.00	\$15.00	∞
TMP Replacement Tree on Public Land (Refer Tree Management Policy)	Subs	N	\$0.00	\$150.00	∞
Tree Management Permit Application 1-2 trees	Subs	N	\$0.00	\$100.00	∞
Tree Management Permit Application each additional tree 3-10	Subs	N	\$0.00	\$50.00	∞
Tree Management Permit Pensioner Rate (50% of application fee depending on number of trees - subject to receiving pensioner rebate from Council)	Subs	N	Tree Management Permit Pensioner Rate (50% of application fee depending on number of trees - subject to receiving pensioner rebate from Council).		
Tree Management Permit Review of Application	Subs	N	50% of the application fee depending on amount of trees.		
Tree Management Permit Breaches – per offence – for individuals	Stat	N	\$3,000.00	\$3,000.00	0.00%
Tree Management Permit Breaches – per offence – for corporations	Stat	N	\$6,000.00	\$6,000.00	0.00%

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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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NATURAL AREA MANAGEMENT

Illawarra District Weeds Authority (IDWA)

Private Work Charges – Small scale jobs up to 1 hr to complete. Includes labour (one operator), plant and chemical (assumes maximum chemical usage of 250ml or 25 litres of mix) – per job	Stat	N	\$115.00	\$122.00	6.09%
Private Work Charges – Large scale jobs requiring more than 1 hour to complete. Includes one operator and all plant/equipment (chemical extra) - per hour	Stat	N	\$100.00	\$106.00	6.00%
Private Work Charges – All jobs where two operators are required. Includes two operators and all plant/equipment (chemical extra) - per hour	Stat	N	\$155.00	\$164.00	5.81%

Note: An administration fee of 16.5% applies to all large-scale private works undertaken.

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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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STORMWATER SERVICES

FLOODPLAIN & DRAINAGE INFORMATION

Note: Should the customer fail to collect the requested information described below within a period of 7 days, a new application with applicable fees will be required.

Supply spatial Flood data layers - see DIGITAL DATA SUPPLY

Supply of Council's flood models (per model) for available catchments. The supply of these models will be subject to a digital data licence agreement.	Subs	N	\$2,260.00	\$2,395.00	5.97%
Copies of available Flood Studies and Floodplain Management Studies – cost per study	Subs	N	\$171.00	\$181.00	5.85%
Supply of Site Specific Flood Information	Subs	N	\$95.00	\$101.00	6.32%

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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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BOTANIC GARDEN

Private Activity – Site Hire: exclusive use (commercial facilitator) 1-30 persons – per 2 hours	Market	Y	\$0.00	\$200.00	∞
Private Activity – Site Hire: exclusive use of lawn (commercial facilitator) 30+ persons – per 2 hours	Market	Y	\$0.00	\$300.00	∞
Weddings: exclusive use of Garden Collection section - 1 hour	Subs	Y	\$610.00	\$645.00	5.74%
Dedications: Picnic Benches or Bench Seats - per item	Full	N	\$2,800.00	\$3,500.00	25.00%
Dedications: Trees	Full	N	\$5,100.00	\$5,400.00	5.88%
Weddings & Events: Bond (refundable) – per event	Subs	N	\$402.00	\$426.00	5.97%
Weddings & Events: Rose Garden Function Package - per package	Subs	Y	\$181.00	\$192.00	6.08%
After Hours Services - per hour	Full	Y	\$362.00	\$383.00	5.80%
Tours & Workshops: within opening hours - per participant	Subs	Y	\$13.00	\$14.00	7.69%
Commercial Activity: external booking - per participant	Subs	Y	\$3.30	\$3.50	6.06%
Tours & Workshops: outside operating hours – per participant	Subs	Y	\$24.00	\$25.50	6.25%
Hire of venue (exclusive use) or outdoor section (non exclusive use) - per 4 hours	Subs	Y	\$211.00	\$223.00	5.69%
Hire of venue (exclusive use) or outdoor section (non exclusive use) – per 8 hours	Subs	Y	\$313.00	\$331.00	5.75%

COMMUNITY EVENTS

Tier 4 Community Event: Event space hire - per day	Subs	Y	\$345.00	\$365.00	5.80%
Tier 4 Community Event: bump in / bump out - per day	Subs	Y	\$172.00	\$182.00	5.81%
Tier 4 Community Event: Bond (refundable) - per event	Subs	N	\$1,280.00	\$1,355.00	5.86%
Tier 3 Regional Event: Event space hire - per day	Subs	Y	\$1,725.00	\$1,825.00	5.80%
Tier 3 Regional Event: Event space hire - per 4 hours	Subs	Y	\$860.00	\$910.00	5.81%
Tier 3 Regional Event: bump in / bump out - per day	Subs	Y	\$860.00	\$910.00	5.81%
Tier 3 Regional Event: Bond (refundable) - per event	Subs	N	\$5,750.00	\$6,090.00	5.91%

DISCOVERY CENTRE / GREENHOUSE PARK

Long workshop participant (> 8 hours)	Subs	Y	\$80.00	\$84.50	5.63%
Workshop – up to 30 people	Subs	Y	\$352.00	\$373.00	5.97%
Interpretation Program (3 Hours) – participant fee	Subs	Y	\$25.00	\$26.50	6.00%
School Holiday Program: Individual (also hourly rate for weekends) – per participant	Subs	Y	\$13.00	\$14.00	7.69%
School Holiday Program: Family of 2 children – per family	Subs	Y	\$24.00	\$25.50	6.25%
Workshops: Group sessions off-site (plus travel at cost) - per session	Subs	Y	\$1,100.00	\$1,165.00	5.91%
Education - Large Scale Events - per student	Subs	Y	\$3.20	\$3.40	6.25%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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BOTANIC GARDEN NURSERY

Individual Plants 50mm Tube	Subs	Y	\$2.40	\$2.50	4.17%
Multiple Plants 50mm Tube >50 plants (WCC Projects only)	Subs	Y	\$1.40	\$1.50	7.14%
Individual Plants (70mm) Forest Tube	Subs	Y	\$3.20	\$3.40	6.25%
Multiple Plants (70mm) Forest Tube >50 plants (WCC Projects only)	Subs	Y	\$2.90	\$3.10	6.90%
Individual Jumbo Tube 75mm	Subs	Y	\$4.20	\$4.40	4.76%
Multiple Jumbo Tube 75mm >20 plants (WCC Projects only)	Subs	Y	\$3.80	\$4.00	5.26%
Individual Plants 140mm Pot	Subs	Y	\$8.30	\$8.80	6.02%
Individual Plants 200mm Pot	Subs	Y	\$15.00	\$16.00	6.67%
Individual Plants 250mm Pot	Subs	Y	\$21.00	\$22.00	4.76%
Individual Plants 300mm Pot	Subs	Y	\$38.00	\$40.00	5.26%
Trees – 25 litre to 400 litre sizes (WCC projects only)	Market	Y			Market Rate Last year fee Market Rate
Plant Sale Discount 25%	Market	Y			By Approval Last year fee By Approval
Request for approved discount structure to be approved by Botanic Garden Curator for plant stock assessed as being of lower quality - 25% discount would apply to plants that would not be of a quality to sell at full price.					
Plant Sale Discount 50%	Market	Y			By Approval Last year fee By Approval
Request for approved discount structure to be approved by Botanic Garden Curator for plant stock assessed as being of poor quality or old stock - 50% discount would apply to plants that would otherwise be written off.					
School Planting Program – Fee Waiver	Market	Y			By Approval Last year fee By Approval
30 x Plants maximum 140mm size provided to schools (via application) per financial year 100 x Plants maximum 140mm size provided to up to 8 schools for National Tree Day per annum					
Charitable Donations – Fee Waiver	Market	Y			By Approval Last year fee By Approval
30 x Plants Maximum 140mm size provided to charities (via application). Curator to approve based on plants used in charitable projects only, not for onsell / use as raffle prizes.					
Worm farms	Full	Y	\$89.50	\$95.00	6.15%
Compost Bins 220L	Full	Y	\$53.00	\$56.00	5.66%

TECHNICAL SERVICES

Expert Vegetation/Horticultural Advice per hour	Subs	Y	\$236.00	\$250.00	5.93%
Seed Collection Service per half day	Full	Y	\$455.00	\$482.00	5.93%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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GREENHOUSE PARK

DELETE - Corporate hire small up to 10 people	Full	Y	\$230.00	\$244.00	6.09%
DELETE - Corporate hire large over 10 people	Full	Y	\$459.00	\$486.00	5.88%
DELETE - Long workshop participant (> 8 hours)	Subs	Y	\$78.50	\$83.00	5.73%
DELETE - Individual participant fee (also hourly rate for weekends)	Subs	Y	\$11.50	\$12.00	4.35%

WASTE WISE EVENTS

Hire of Equipment	Deposit	Y	\$115.00	\$122.00	6.09%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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DEVELOPMENT ASSESSMENT

DEVELOPMENT APPLICATION FEES

Application Type

Dwelling house – \$100,000 or less	Stat	N	\$532.00	\$532.00	0.00%
Advertisements	Stat	N	<p>Note: Maximum fee for advertisements is \$333 + \$93 for each advertisement in excess of one or the fee calculated in accordance with the schedule below whichever is the greater</p> <p>Last year fee Note: Maximum fee for advertisements is \$333 + \$93 for each advertisement in excess of one or the fee calculated in accordance with the schedule below whichever is the greater</p>		

Erection of buildings, Carrying out of Work, Demolition of a Building or Work

Up to \$5,000	Stat	N	\$129.00	\$129.00	0.00%
\$5,001 to \$50,000	Stat	N	<p>\$198 + an additional \$3.00 for each \$1,000 (or part of \$1,000) of the estimated cost</p> <p>Last year fee \$198 + an additional \$3.00 for each \$1,000 (or part of \$1,000) of the estimated cost</p>		
\$50,001 to \$250,000	Stat	N	<p>\$412 + an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000</p> <p>Last year fee \$412, + an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000</p>		
\$250,001 to \$500,000	Stat	N	<p>\$1,356 + an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000</p> <p>Last year fee \$1,356 + an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000</p>		
\$500,001 to \$1,000,000	Stat	N	<p>\$2,041 + an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000</p> <p>Last year fee \$2,041 + an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000</p>		
\$1,000,001 to \$10,000,000	Stat	N	<p>\$3,058 + additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000</p> <p>Last year fee \$3,058 + additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000</p>		

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Erection of buildings, Carrying out of Work, Demolition of a Building or Work

More than \$10,000,000	Stat	N	<p>\$18,565 + an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000</p> <p>Last year fee \$18,565 + an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000</p>		
Development not involving the erection of a building, the carrying out of a work, subdivision of land or the demolition of a building	Stat	N	\$333.00	\$333.00	0.00%

Subdivision of Land

Incorporating new roads	Stat	N	<p>\$777 + \$65 per additional lot</p> <p>Last year fee \$777 + \$65 per additional lot</p>		
Not incorporating new roads	Stat	N	<p>\$386 + \$53 per additional lot</p> <p>Last year fee \$386 + \$53 per additional lot</p>		
Strata subdivision	Stat	N	<p>\$386 + \$65 per additional lot</p> <p>Last year fee \$386 + \$65 per additional lot</p>		
Designated development fee additional to that calculated above	Stat	N	<p>Additional \$1,076</p> <p>Last year fee Additional \$1,076</p>		
Integrated development fee additional to that calculated above	Stat	N	<p>\$164 + \$374 for each approval body (approval body fee will be separately invoiced by the relevant approval body)</p> <p>Last year fee \$164 + \$374 for each approval body (approval body fee will be separately invoiced by the relevant approval body)</p>		
Development requiring concurrence fee additional to that calculated above	Stat	N	<p>\$164 + \$374 for each concurrence authority (concurrence authority fee will be separately invoiced by the relevant concurrence authority)</p> <p>Last year fee \$164 + \$374 for each concurrence authority (concurrence authority fee will be separately invoiced by the relevant concurrence authority)</p>		

Advertising Development Applications

Designated development	Stat	N	\$2,596.00	\$2,596.00	0.00%
Advertised development	Stat	N	\$1,292.00	\$1,292.00	0.00%
Newspaper advertisement (Clause 252(1)(d))	Market	N	\$424.00	\$449.00	5.90%
Written Notice to adjoining landowners for Development Applications (Clause 252(1)(d))	Market	N	\$286.00	\$303.00	5.94%
Prohibited development	Stat	N	\$1,292.00	\$1,292.00	0.00%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Advertising Development Applications

Notification in accordance with the Community Participation Plan	Stat	N		Fee estimate of the relevant Area Manager	
				Last year fee Fee estimate of the relevant Area Manager	
Amendments to application – fee where application is permitted to be amended after application processing has commenced	Stat	N		25% of application fee + additional fee (calculated in accordance with the advertising scale above) if re-advertising of the application is required	
				Last year fee 25% of application fee + additional fee (calculated in accordance with the advertising scale above) if re-advertising of the application is required	

Design Review Panel

Application under SEPP 65	Stat	N	\$3,508.00	\$3,508.00	0.00%
For applications where WLEP 2009 and SEPP 65 apply, the higher fee is applicable. Additional meetings are charged at the above rates.					
Application under WLEP 2009 (CI 7.18) and SEPP 65	Stat	N	\$3,508.00	\$3,508.00	0.00%
For applications where WLEP 2009 and SEPP 65 apply, the higher fee is applicable. Additional meetings are charged at the above rates.					
Multi-Dwelling Housing (>10 Villas / Townhouses)	Market	N	\$3,275.00	\$3,470.00	5.95%
Additional meetings are charged at the above rates.					
Mixed Use / Commercial Developments >\$5 Million	Market	N	\$3,275.00	\$3,470.00	5.95%
Additional meetings are charged at the above rates.					
Senior's Housing Developments	Market	N	\$3,275.00	\$3,470.00	5.95%
Additional meetings are charged at the above rates.					
Refund for Withdrawal of Development Application (prior to determination)	Market	N		Up to 80% of original DA fee (at the discretion of Area Manager)	
				Last year fee Up to 80% of original DA fee (at the discretion of Area Manager)	

Review of Determination

In relation to a request that involves the erection of a dwelling house with an estimated cost of \$100,000 or less	Stat	N	\$222.00	\$222.00	0.00%
Up to \$5,000	Stat	N		\$64 + an additional amount of not more than \$500 if notice of the application is required to be given under S82 of the Act.	
				Last year fee \$64 + an additional amount of not more than \$500 if notice of the application is required to be given under S82 of the Act.	

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Review of Determination

\$5,001 to \$250,000	Stat	N	<p>\$100 + an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost + an additional amount of not more than \$500 if notice of the application is required to be given under S82 of the Act.</p> <p>Last year fee \$100 + an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost + an additional amount of not more than \$500 if notice of the application is required to be given under S82 of the Act.</p>		
\$250,001 to \$500,000	Stat	N	<p>\$585 + an additional \$.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000 + an additional amount of up to \$500 if notice is required under Section 82 of the Act.</p> <p>Last year fee \$585 + an additional \$.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000 + an additional amount of up to \$500 if notice is required under Section 82 of the Act.</p>		
\$500,001 to \$1,000,000	Stat	N	<p>\$833 + an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000 + an additional amount of not more than \$500 if notice of the application is required to be given under Section 82 of the Act.</p> <p>Last year fee \$833 + an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000 + an additional amount of not more than \$500 if notice of the application is required to be given under Section 82 of the Act.</p>		
\$1,000,001 to \$10,000,000	Stat	N	<p>\$1,154 + an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000 + an additional amount of not more than \$500 if notice of the application is required to be given under Section 82 of the Act.</p> <p>Last year fee \$1,154 + an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000 + an additional amount of not more than \$500 if notice of the application is required to be given under Section 82 of the Act.</p>		
More than \$10,000,000	Stat	N	<p>\$5,540 + an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000 + an additional amount of \$500 if notice of the application is required to be given under Section 82 of the Act.</p> <p>Last year fee \$5,540 + an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000 + an additional amount of \$500 if notice of the application is required to be given under Section 82 of the Act.</p>		
Review of determination – erection of a dwelling house with construction cost \$100,000 or less	Stat	N	\$222.00	\$222.00	0.00%
Additional Fee – notification of review of determination	Stat	N	\$725.00	\$725.00	0.00%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Modification of Development Consent

S4.55(1)	Stat	N	\$83.00	\$83.00	0.00%
S4.55(1)	Stat	N	Free of charge for S4.55(1) Modifications involving minor error, misdescription or miscalculation resulting from typographical error or minor administrative correction. Last year fee Free of charge for S4.55(1) Modifications involving minor error, misdescription or miscalculation resulting from typographical error or minor administrative correction.		
S4.55(1A) or S4.56 of minimal environmental impact	Stat	N	\$754 OR 50% of the DA fee – whichever is the LESSER Last year fee \$754 OR 50% of the DA fee – whichever is the LESSER		
S4.55(1A) minor modifications to class 1 and 10 buildings	Stat	N	\$754 OR 25% of the DA fee – whichever is the LESSER Last year fee \$754 OR 25% of the DA fee – whichever is the LESSER		
S4.55(2) or S4.56 not of minimal environmental impact	Stat	N	If the fee for the original application was LESS THAN \$100 then 50% of that fee + an additional amount of up to \$665 if notice is required under Section 4.55(2) of the Act, or \$100 or more and the original development application did not involve the erection of a building, the carrying out of a work or the demolition of a work or building. Last year fee If the fee for the original application was LESS THAN \$100 then 50% of that fee + an additional amount of up to \$665 if notice is required under Section 4.55(2) of the Act, or \$100 or more and the original development application did not involve the erection of a building, the carrying out of a work or the demolition of a work or building.		
S4.55(2)	Stat	N	If the fee for the original application was MORE THAN \$100, in the case of a development application that does not involve the erection of a building, the carrying out of a work or the demolition of a work or building, 50% of the fee for the original development application. Last year fee If the fee for the original application was MORE THAN \$100, in the case of a development application that does not involve the erection of a building, the carrying out of a work or the demolition of a work or building, 50% of the fee for the original development application.		

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Modification of Development Consent

\$4.55(2)	Stat	N	<p>If the fee for the original application was MORE THAN \$100, in the case of a development application that involves the erection of a dwelling-house with an estimated cost of construction of \$100,000 or less, \$150+ an additional amount of up to \$500 if not</p> <p>Last year fee If the fee for the original application was MORE THAN \$100, in the case of a development application that involves the erection of a dwelling-house with an estimated cost of construction of \$100,000 or less, \$150+ an additional amount of up to \$500 if not</p>		
\$4.55(2)	Stat	N	<p>For any other development application - as per the following table:</p> <p>Last year fee For any other development application - as per the following table:</p>		
Up to \$5,000	Stat	N	<p>\$64 + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p> <p>Last year fee \$64 + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p>		
\$5,001 to \$250,000	Stat	N	<p>\$99 + an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p> <p>Last year fee \$99 + an additional \$1.50 for each \$1,000 (or part of \$1,000) of the estimated cost + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p>		
\$250,001 to \$500,000	Stat	N	<p>\$585 + an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000 + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p> <p>Last year fee \$585 + an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000 + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p>		
\$500,001 to \$1,000,000	Stat	N	<p>\$833 + an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000 + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p> <p>Last year fee \$833 + an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000 + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p>		

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Modification of Development Consent

\$1,000,001 to \$10,000,000	Stat	N	<p>\$1,154 + an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000 + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p> <p>Last year fee \$1,154 + an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000 + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p>		
More than \$10,000,000	Stat	N	<p>\$5,540 + an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000 + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p> <p>Last year fee \$5,540 + an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000 + an additional amount of up to \$500 if notice is required under Section 4.55(2) of the Act</p>		
Refund for Withdrawal of Section 4.55 Application	Stat	N	<p>Refund of up to 80% of original fee (at the discretion of Area Manager)</p> <p>Last year fee Refund of up to 80% of original fee (at the discretion of Area Manager)</p>		
Additional Fee S4.55(2) or S4.56 – residential flat design verification	Stat	N	\$760.00	\$760.00	0.00%
Extension of consents	Stat	N	\$82.00	\$82.00	0.00%

COMPLYING DEVELOPMENT CERTIFICATE FEES

Complying Development Certificate

Dwellings – Single Storey	Market	Y	\$1,430.00	\$1,515.00	5.94%
Dwellings – Two Storey or more	Market	Y	\$1,830.00	\$1,940.00	6.01%
Alterations & additions to dwellings up to \$20,000	Market	Y	\$730.00	\$775.00	6.16%
Alterations & additions to dwellings \$20,001 up to \$50,000	Market	Y	\$860.00	\$910.00	5.81%
Alterations & additions to dwellings \$50,001 up to \$100,000	Market	Y	\$1,140.00	\$1,205.00	5.70%
Alterations & additions to dwellings \$100,001 up to \$250,000	Market	Y	\$1,190.00	\$1,260.00	5.88%
Alterations & additions to dwellings more than \$250,000	Market	Y	\$1,430.00	\$1,515.00	5.94%
Ancillary or incidental development to dwellings (including carports and detached garages)	Market	Y	\$700.00	\$740.00	5.71%
Secondary dwellings (under Affordable Housing SEPP)	Market	Y	\$1,430.00	\$1,515.00	5.94%
Dual Occupancies (under Affordable Housing SEPP)	Market	Y	\$2,435.00	\$2,580.00	5.95%
Dual Occupancy (Under Low Rise Housing Diversity Code) [Complying Development Certificate]	Market	Y	\$2,505.00	\$2,655.00	5.99%
Manor Houses (Under Low Rise Housing Diversity Code) [Complying Development Certificate]	Market	Y	by quotation of relevant area manager		
			Last year fee by quotation of relevant area manager		

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Complying Development Certificate

Multi Dwelling Housing (Under Low Rise Housing Diversity Code) [Complying Development Certificate]	Market	Y	by quotation of relevant area manager		
			Last year fee		
			by quotation of relevant area manager		
Swimming pools	Market	Y	\$620.00	\$655.00	5.65%
Bed and Breakfast accommodation	Market	Y	\$1,430.00	\$1,515.00	5.94%
Subdivision 1 LOT	Market	Y	\$371.00	\$393.00	5.93%
Subdivision (PER ADDITIONAL LOT)	Market	Y	\$75.00	\$79.50	6.00%
Advertisements	Market	Y	\$478.00	\$505.00	5.65%
Change of building use for areas less than 200m2	Market	Y	\$478.00	\$505.00	5.65%
Change of building use for areas above 200m2 or part thereof charged per m2 plus fee above	Market	Y	\$0.80	\$0.80	0.00%
Internal alterations to shops and other commercial buildings for areas less than 200m2	Market	Y	\$665.00	\$705.00	6.02%
Internal alterations to shops and other commercial buildings for areas above 200m2 or part thereof charged per m2 plus fee above	Market	Y	\$0.80	\$0.80	0.00%
Erection, alterations and additions to industrial and warehouse buildings for areas less than 500m2	Market	Y	\$2,065.00	\$2,185.00	5.81%
Erection, alterations and additions to industrial and warehouse buildings for areas above 500m2 or part thereof charged per m2 plus fee above	Market	Y	\$0.80	\$0.80	0.00%
Demolition	Market	Y	\$327.00	\$346.00	5.81%
Portable classrooms for areas less than 200m2	Market	Y	\$429.00	\$454.00	5.83%
Portable classrooms for areas above 200m2 or part thereof charged per m2 plus fee above	Market	Y	\$0.80	\$0.80	0.00%
COMPLYING DEVELOPMENT CERTIFICATE & PC APPLICATION COMBINED Under Three Ports SEPP	Market	Y	by quotation of relevant area manager		
			Last year fee		
			by quotation of relevant area manager		
All other cases	Market	Y	by quotation of area manager		
			Last year fee		
			by quotation of area manager		
Refund for Withdrawal of Complying Development Certificates (prior to determination)	Market	Y	Up to 80% of original CDC fee (at the discretion of Area Manager)		
			Last year fee		
			Up to 80% of original CDC fee (at the discretion of Area Manager)		
Modification of CDC	Market	Y	50% of original fee		
			Last year fee		
			50% of original fee		
Minor modification of CDC	Market	Y	25% of original fee		
			Last year fee		
			25% of original fee		

CIVIL CONSTRUCTION WORKS IN THE ROAD - Engineering Plan Assessment

Value of the construction work within the road

Up to \$50,000	Market	N	\$675.00	\$715.00	5.93%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Value of the construction work within the road

\$50,000 to \$250,000	Market	N	\$1,050.00	\$1,110.00	5.71%
More than \$250,000	Market	N	\$1,525.00	\$1,615.00	5.90%

CONSTRUCTION CERTIFICATES ONLY

Multi Storey Residential	Market	Y	By quotation of relevant area manager.		
			Last year fee		
New Construction Certificate where work has already commenced under previous CC	Market	Y	Minor works 25% of the original CC fee, all other cases 50% of the original CC fee or by quotation of relevant area manager.		
			Last year fee		
Single Storey Dwellings	Market	Y	\$1,430.00	\$1,515.00	5.94%
Two Storey Dwellings	Market	Y	\$1,650.00	\$1,745.00	5.76%
Secondary Dwelling	Market	Y	\$1,475.00	\$1,560.00	5.76%
Dual Occupancy	Market	Y	\$2,505.00	\$2,655.00	5.99%
Alterations and additions to dwellings up to \$20,000	Market	Y	\$615.00	\$650.00	5.69%
Alterations and additions to dwellings \$20,001 up to \$50,000	Market	Y	\$760.00	\$805.00	5.92%
Alterations and additions to dwellings \$50,001 up to \$100,000	Market	Y	\$1,140.00	\$1,205.00	5.70%
Alterations and additions to dwellings \$100,001 up to \$250,000	Market	Y	\$1,190.00	\$1,260.00	5.88%
Alterations and additions to dwellings more than \$250,000	Market	Y	\$1,430.00	\$1,515.00	5.94%
Swimming pools up to \$12,000	Market	Y	\$348.00	\$369.00	6.03%
Swimming pools \$12,001 to \$50,000	Market	Y	\$459.00	\$486.00	5.88%
Swimming pools more than \$50,000	Market	Y	\$620.00	\$655.00	5.65%
Garages, carports and outbuildings up to \$12,000	Market	Y	\$348.00	\$369.00	6.03%
Garages, carports and outbuildings \$12,001 to \$50,000	Market	Y	\$459.00	\$486.00	5.88%
Garages, carports and outbuildings more than \$50,000	Market	Y	\$695.00	\$735.00	5.76%
Villa/townhouse development for first sole occupancy unit	Market	Y	\$1,300.00	\$1,375.00	5.77%
Villa/townhouse development per sole occupancy unit greater than one plus above fee	Market	Y			plus 40%
					Last year fee plus 40%
Commercial for areas less than 500m ²	Market	Y	\$2,055.00	\$2,175.00	5.84%
Commercial for areas above 500m ² or part thereof charged per m ² plus fee above	Market	Y	\$0.80	\$0.80	0.00%
Industrial for areas less than 500m ²	Market	Y	\$1,565.00	\$1,655.00	5.75%
Industrial for areas above 500m ² or part thereof charged per m ² plus fee above	Market	Y	\$0.80	\$0.80	0.00%
Shop/fitout/Change of use for areas less than 200m ²	Market	Y	\$665.00	\$705.00	6.02%
Shop/fitout/Change of use for areas above 200m ² or part thereof charged per m ² plus fee above	Market	Y	\$0.80	\$0.80	0.00%
Advertisements	Market	Y	\$478.00	\$505.00	5.65%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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CONSTRUCTION CERTIFICATES ONLY

All other cases not listed & applications involving alternative solutions	Market	Y	by quotation of relevant area manager Last year fee by quotation of relevant area manager		
Refund for Withdrawal of Construction Certificates (prior to determination)	Market	Y	Up to 80% of original CC fee (at the discretion of Area Manager) Last year fee Up to 80% of original CC fee (at the discretion of Area Manager)		

Modification of CC

Minor modification or where original fee was less than \$1,000	Market	Y	50% of the original fee or \$500 whichever is lesser Last year fee 50% of the original fee or \$500 whichever is lesser		
All other cases	Market	Y	50% of the original fee Last year fee 50% of the original fee		
Minor modification to Class 1 and 10 buildings	Market	Y	25% of the original fee Last year fee 25% of the original fee		

ROAD NAMING FEE

Road naming fee for 1 to 5 road names	Market	N	\$890.00	\$945.00	6.18%
Road Naming fee for 6 or more names	Market	N	\$1,235.00	\$1,310.00	6.07%

PRINCIPAL CERTIFIER FEES – BUILDING WORKS (including all critical stage inspections)

Multi Storey Residential PC Fee	Market	Y	By quotation of relevant area manager. Last year fee		
Dwellings (single and two storey)	Market	Y	\$1,185.00	\$1,255.00	5.91%
Manor Houses (Under Low Rise Medium Density Housing Code) [Complying Development Certificate]	Market	Y	by quotation of relevant area manager Last year fee by quotation of relevant area manager		
Interim/Part Occupation Certificate Class 2-9	Market	Y	by quotation of relevant area manager Last year fee by quotation of relevant area manager		
Dual Occupancy	Market	Y	\$1,925.00	\$2,040.00	5.97%
Alterations & additions to dwellings	Market	Y	\$1,185.00	\$1,255.00	5.91%
Secondary Dwelling	Market	Y	\$1,185.00	\$1,255.00	5.91%
Additions to dwellings (not including wet areas)	Market	Y	\$950.00	\$1,005.00	5.79%
Swimming Pools (concrete)	Market	Y	\$705.00	\$745.00	5.67%
Swimming Pools (fibreglass, above ground)	Market	Y	\$473.00	\$500.00	5.71%
Garages, carports and outbuildings	Market	Y	\$473.00	\$500.00	5.71%
Villa/Town House Development fee	Market	Y	\$1,185.00	\$1,255.00	5.91%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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PRINCIPAL CERTIFIER FEES – BUILDING WORKS (including all critical stage inspections)

Villa/Town House Development PC fee per dwelling plus above fee	Market	Y	\$560.00	\$595.00	6.25%
Advertising Structures	Market	Y	\$473.00	\$500.00	5.71%
Commercial fee	Market	Y	\$1,385.00	\$1,465.00	5.78%
Commercial PC fee per 500m2 or part thereof plus above fee	Market	Y	\$560 or quotation approved by area Manager Last year fee \$560 or quotation approved by area Manager		
Industrial fee	Market	Y	\$1,385.00	\$1,465.00	5.78%
Industrial PC fee per 500m2 or part thereof plus above fee	Market	Y	\$560 or quotation approved by area Manager Last year fee \$560 or quotation approved by area Manager		
Change of PC to WCC from another PC fee (Dwellings)	Market	Y	by quotation of area Manager Last year fee by quotation of area Manager		
Change of PC to WCC from another PC. PC fee per 500m2 or part thereof plus above fee (Commercial/Industrial)	Market	Y	by quotation of area Manager Last year fee by quotation of area Manager		
Shop Fitout/Change of Use fee	Market	N	\$215.00	\$228.00	6.05%
Shop Fitout/Change of Use PC fee plus above fee	Market	N	\$215.00	\$228.00	6.05%
Interim/Part Occupation Certificate Application Class 1 & 10	Market	Y	\$260.00	\$275.00	5.77%
Additional Inspection Fee	Market	Y	\$238.00	\$252.00	5.88%

Compliance Certificate (includes one inspection)

Class 1 and 10 Buildings	Market	Y	\$238.00	\$252.00	5.88%
Class 2 to 9 Buildings	Market	Y	\$399.00	\$423.00	6.02%

PRINCIPAL CERTIFYING AUTHORITY FEES - SUBDIVISION WORKS (including all mandatory inspections)

Minimum Application Fee	Market	N	\$2,035.00	\$2,155.00	5.90%
Application Fee per lot	Market	N	\$510.00	\$540.00	5.88%
Additional Inspection Fee – This fee is payable on third inspection of failed mandatory holdpoint. Practical Completion Inspection will not be done until outstanding PCA fees paid	Market	N	\$238.00	\$252.00	5.88%

SUBDIVISION WORKS CERTIFICATE

Construction Certificates

Application Fee	Market	Y	\$2,030.00	\$2,150.00	5.91%
Application Fee per additional lots plus above fee	Market	Y	\$370.00	\$392.00	5.95%
Submission of information where required by conditions of development consent and not lodged at the time of subdivision construction certificate application	Market	Y	\$155.00	\$164.00	5.81%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Modification of Subdivision Works Certificate

Modification requiring minimal assessment	Market	Y	\$150.00	\$159.00	6.00%
Modification	Market	Y	50% of the original fee or \$645, whichever is lesser		
			Last year fee		
			50% of the original fee or \$645, whichever is lesser		

Special inspections (remove any building and relocate within Wollongong Local Government Area)

From outside Wollongong Local Government Area	Market	Y	\$975.00	\$1,035.00	6.15%
From within Wollongong Local Government Area	Market	Y	\$488.00	\$515.00	5.53%

SUBDIVISION CERTIFICATES

Involving subdivision works required by a Development Approval

Application Fee (Torrens and Community Title Subdivision)	Market	N	\$555.00	\$590.00	6.31%
Application Fee per additional lots above one plus above fee	Market	N	\$299.00	\$317.00	6.02%
Boundary Adjustment	Market	N	\$555.00	\$590.00	6.31%

Strata Subdivision

Application Fee	Market	Y	\$610.00	\$645.00	5.74%
Application Fee per additional lots above one plus above fee	Market	Y	\$208.00	\$220.00	5.77%

Submission of Additional Information

Submission of information where required by conditions of development consent and not lodged at time of subdivision certificate application	Market	N	\$155.00	\$164.00	5.81%
Application to lodge security deposit or bank guarantee to enable construction works to be deferred and/or bonded. Note: no fee applicable where works to be bonded are required by conditions of development consent or in compliance with a relevant Council Policy	Market	N	\$478.00	\$505.00	5.65%
Application for full/partial release of security deposit or bank guarantee	Market	N	\$478.00	\$505.00	5.65%

SUBDIVISION FEES – TORRENS/COMMUNITY/STRATA

Amendment or resigning of Plan of Subdivision and/ or 88b instrument	Market	N	\$266.00	\$282.00	6.02%
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Endorsement of documents to create, release, vary or modify easements, restrictions or covenants

By Authorised Person	Market	N	\$215.00	\$228.00	6.05%
By Council Seal	Market	N	\$820.00	\$870.00	6.10%
Strata Title Certificate	Market	N	\$215.00	\$228.00	6.05%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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ACTIVITY APPLICATION FEES – SUBMITTED WITH A DEVELOPMENT APPLICATION OR SEPARATELY

Application to install an associated structure or rigid annex on land - LGA 1993, S68 (Part A)	Market	N	\$0.00	\$350.00	∞
Inspection fee associated with installation of rigid annexe or associated structure on land (per inspection)	Market	N	\$0.00	\$228.00	∞
Modification of Section 68 Approval LGA 1993, (Part B(5), D, E & F(1, 7 &10) only	Market	N		50% of the original application fee	Last year fee
Modification of Section 68 Approval LGA 1993, S68 (Part A)	Market	N		50% of the original application fee	Last year fee
Manufactured Home and Moveable Dwelling	Market	N	\$246.00	\$850.00	245.53%
Manufactured Home Estate/Caravan Park & or Camping Ground – Approval to Operate (up to 200 sites)	Market	N	\$292.00 + \$7.80 per site	\$2,000.00	
Manufactured Home Estate/Caravan Park & or Camping Ground – Approval to Operate (200 sites or more)	Market	N	\$292.00 + \$7.80 per site	\$2,500.00	
Review of Determination Section 100 of Local Government Act 1993	Market	N	\$292.00	\$750.00	156.85%
Section 82 Local Government Act Objection Assessment Fee	Market	N	\$243.00	\$750.00	208.64%
Application to Amend Approval Operate Manufactured Home Estate/Caravan Park & or Camping Ground	Market	N	\$146.00	\$750.00	413.70%
Temporary structure	Market	N	\$165.00	\$175.00	6.06%
Amusement devices	Market	N	\$165.00	\$330.00	100.00%
Application to operate a Public Carpark	Market	N	\$875.00	\$925.00	5.71%
Urgent Fee (For Applications within 30 days of booking date)	Market	N	\$332.00	\$352.00	6.02%
Other Activities under LGA 1993	Market	N	\$163.00	\$330.00	102.45%
Installation of Wood Heater	Market	N	\$163.00	\$400.00	145.40%
Mobile Food Vans in a Public Place (not associated with an event)	Market	N	\$297.00	\$330.00	11.11%
Minor Charity / Non-Profit Organisation Event	Market	N	\$34.00	\$36.00	5.88%
Inspection fee associated with installation approval of manufactured home or moveable dwelling on land other than in a caravan park/manufactured home estate (Per inspection)	Market	N	\$215.00	\$228.00	6.05%
Inspection fee associated with installation approval of manufactured home or associated structure in manufactured home estate (Per inspection)	Market	N	\$215.00	\$228.00	6.05%
Reinspection – installation fee	Market	N	\$215.00	\$228.00	6.05%
Registration of Notice of Completion under Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005	Market	N	\$97.50	\$103.00	5.64%

CERTIFICATE FEES – BUILDING INFORMATION CERTIFICATES

Building Certificate (Clause 260 EP&A Regulations 2000)

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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CERTIFICATE FEES – BUILDING INFORMATION CERTIFICATES

Class 1 Buildings	Market	N	\$500 for each dwelling contained in the building or in any other building on the allotment Last year fee \$250 for each dwelling contained in the building or in any other building on the allotment		
Class 2 Buildings comprising 2 dwellings	Market	N	\$500 per dwelling Last year fee \$250.00 per dwelling		
Class 2-9 Buildings (not exceeding 200m ²)	Market	N	\$250.00	\$600.00	140.00%
Class 2-9 Buildings (200-2,000m ²)	Market	N	\$600 + \$1.00 per sq mtr over 200 sq mtrs Last year fee \$250.00 Plus \$0.50 per sq mtr over 200 sq mtrs		
Class 2-9 Buildings (greater than 2,000m ²)	Market	N	\$2,000 + an additional \$1.00 per square metre over 2,000m/sq Last year fee \$1165 + an additional \$0.075 per square metre over 2,000m/sq		
Class 10 Buildings	Market	N	\$250.00	\$500.00	100.00%
Part of Building Consisting of an External Wall	Market	N	\$250.00	\$500.00	100.00%
Fee for a Certificate for Unauthorised Work to a Class 1 and Class 10 Building	Market	N	\$500 + the maximum fee payable if the application were an application for Development Consent and Construction Certificate or for a Complying Development Certificate Last year fee \$250.00 plus the maximum fee payable if the application were an application for Development Consent and Construction Certificate or for a Complying Development Certificate		
Fee for a Certificate for Unauthorised Work to a Class 2-9 Building (not exceeding 200m ²)	Market	N	\$600 + the relevant fee that should have been paid for the Development Application, Construction Certificate or for a Complying Development Certificate Last year fee \$250.00 plus the relevant fee that should have been paid for the Development Application, Construction Certificate or for a Complying Development Certificate		
Fee for a Certificate for Unauthorised Work to a Class 2-9 Building (200-2,000m ²)	Market	N	\$600 + \$1.00 per m ² over 200m ² and the relevant fee that should have been paid for the Construction Certificate or Complying Development Certificate Last year fee \$250.00 plus \$0.50 per m ² over 200m ² and the relevant fee that should have been paid for the Construction Certificate or Complying Development Certificate		

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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CERTIFICATE FEES – BUILDING INFORMATION CERTIFICATES

Fee for a Certificate for Unauthorised Work to a Class 2-9 Building (greater than 2,000m2)	Market	N		\$2,000 + \$1.00 per m2 over 2,000m2 and the relevant fee that should have been paid for the Construction Certificate or Complying Development Certificate Last year fee \$1,165.00 plus \$0.075 per m2 over 2,000m2 and the relevant fee that should have been paid for the Construction Certificate or Complying Development Certificate	
Additional inspection if more than one is required before issue of certificate	Market	N	\$90.00	\$252.00	180.00%
Priority issue of certificate (N/A for Unauthorised Works)	Market	N	\$189.00	\$250.00	32.28%
Copy of certificate	Market	N	\$13.00	\$35.00	169.23%

CERTIFICATE FEES – MISCELLANEOUS

Occupation certificate involving change of building use of existing building (no building work)	Market	N	\$251.00	\$275.00	9.56%
Swimming Pools Act 1992 (Swimming Pools Amendment Act 2012) – Compliance Certificate	Stat	Y	\$150.00	\$150.00	0.00%
Swimming Pools – Per Inspection Fee – Compliance Certificate	Stat	Y	\$100.00	\$100.00	0.00%
Registration of swimming pool on the Office of Local Government swimming pool register	Stat	Y	\$10.00	\$10.00	0.00%
Swimming Pools – Per inspection- other including inspection related to a complaint or the issuing of a Notice or Direction.	Full	N	\$100.00	\$106.00	6.00%
Swimming Pools - Application for Exemption Certificate Section 22 of the Swimming Pools Act 1992.	Subs	Y	\$255.00	\$250.00	-1.96%
S150 (2) Certificate (Certified copy of a document, map or plan held by Council) – See Clause 262 of EP&A Regulations 2000	Stat	N	\$53.00	\$62.00	16.98%
Outstanding Notices – S735A LGA	Market	N	\$94.50	\$100.00	5.82%
Outstanding Orders – S121ZP EPA	Market	N	\$94.50	\$100.00	5.82%

PRE-LODGE MEETING FOR PROPOSED DEVELOPMENT (fee per meeting)

Projects involving an estimated cost of development of \$5 Million or greater and / or development projects involving the erection of 15 dwellings / units or more and / or subdivisions (residential) involving 25 lots or more	Market	Y	\$2,180.00	\$2,310.00	5.96%
Projects involving an estimated cost of development of between \$1 Million up to \$5 Million and / or involving the erection of between 3 dwellings / units to 14 dwellings / units	Market	Y	\$725.00	\$770.00	6.21%
Projects involving an estimated cost of development of up to \$1 Million	Market	Y	\$357.00	\$378.00	5.88%

Design Review Panel Pre-lodgement Meeting

Development under SEPP 65	Market	N	\$3,275.00	\$3,508.00	7.11%
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Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Design Review Panel Pre-lodgement Meeting

Development under WLEP 2009 (CI 7.18)	Market	N	\$3,275.00	\$3,508.00	7.11%
Other development proposals	Market	N	\$2,510.00	\$2,660.00	5.98%

BUSHFIRE ATTACK LEVEL ASSESSMENT

Bushfire Attack Level (BAL) Assessment Certificate Fee	Market	Y	\$456.00	\$483.00	5.92%
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FIRE SAFETY

Annual Fire Safety Statement - Request to Stay Penalty Infringement Notice (AFSS Overdue)	Market	Y	\$600.00	\$635.00	5.83%
Registration of Final Fire Safety Certificate Submitted with Occupation Certificate (New Building)	Market	Y	\$122.00	\$129.00	5.74%
Administration Fee - Annual Fire Safety Statement received late (>7 days from due date)	Market	Y	\$0.00	\$200.00	∞
Administration Fee - Follow-up processing each incorrect Annual Fire Safety Statement submission	Market	Y	Relevant renewal administration service fee Last year fee		
Renewal administration service fee for the first licence – S608 of the LGA (1-5 fire safety measures servicing the building)	Market	Y	\$121.00	\$128.00	5.79%
Renewal administration service fee for the first licence - S608 of the LGA (6-10 fire safety measures servicing the building)	Market	Y	\$0.00	\$175.00	∞
Renewal administration service fee for the first licence - S608 of the LGA (11+ fire safety measures servicing the building)	Market	Y	\$0.00	\$250.00	∞
Renewal administration service fee for second and subsequent licences associated with the same property – S608 of LGA	Market	Y	50% of corresponding fee above Last year fee 50% of above fee		
Boarding House & Fire Safety Non-compliance Inspections – first inspection	Market	Y	\$320.00	\$339.00	5.94%
Boarding House & Fire Safety – Follow-up Inspections	Market	Y	\$238.00	\$252.00	5.88%
Annual Fire Safety Statement - Request to stay penalty infringement notice	Market	N	\$406.00	\$430.00	5.91%
Compliance Cost Notice - In respect of any costs or expenses relating to the preparation or serving of the notice of intention to give an order pursuant to the EP&A Act 1979 issued under Schedule 5 Development Control Orders - Part 2 Fire Safety Orders and a Building Product Rectification Order pursuant to the Building Products (Safety) Act 2017	Stat	N	\$750.00	\$750.00	0.00%
In respect of any costs or expenses relating to the preparation or serving of the notice of intention to give an order pursuant to the EP&A Act 1979 Issued under Schedule 5 Development Control Orders - Part 2 Fire Safety Orders					
Compliance Cost Notice - In respect of any costs or expenses relating to an investigation that leads to the giving of an order pursuant to the EP&A Act 1979 issued under Schedule 5 Development Control Orders - Part 2 Fire Safety Orders and a Building Product Rectification Order pursuant to the Building Products (Safety) Act 2017	Stat	N	\$0.00	\$750.00	∞

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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MISCELLANEOUS FEES

Notices of Intention by Private Certifiers

Administration/investigation service	Market	N	\$705.00	\$745.00	5.67%
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Refund of Fees

Where GST was charged	Stat	Y	Up to 50% of the assessment, damage default, notification fees (if notification not undertaken) paid depending upon the amount of processing undertaken Last year fee Up to 50% of the assessment, damage default, notification fees (if notification not undertaken) paid depending upon the amount of processing undertaken
Where no GST was charged	Stat	N	Up to 50% of the assessment, damage default, notification fees (if notification not undertaken) paid depending upon the amount of processing undertaken Last year fee Up to 50% of the assessment, damage default, notification fees (if notification not undertaken) paid depending upon the amount of processing undertaken

Miscellaneous Fees

Registration and filing of privately issued certificates	Stat	N	\$36.00	\$36.00	0.00%
Use not involving erection of buildings, carrying out of a work, subdivision of land, demolition of a building or work	Stat	N	\$285.00	\$285.00	0.00%
Application for outdoor seating associated with a restaurant or café	Stat	N	\$110.00	\$110.00	0.00%

File Retrieval

File retrieval per file – per hour or part thereof	Market	N	\$42.50	\$45.00	5.88%
Request for information involving research and written response – per hour or part thereof	Market	N	\$90.50	\$96.00	6.08%

Photocopying

Printing of stamped plans and documents - Charged as per COPYING/SCANNING DOCUMENTS - Discretionary fees under the Governance & Information Fees & Charges

A4 size – per sheet	Stat	N	\$0.20	\$0.20	0.00%
A3 size – per sheet	Stat	N	\$0.40	\$0.40	0.00%

EPIs, Codes and Policies

WDCP 2009	Stat	N	\$30.00	\$30.00	0.00%
Notification Policy	Stat	N	\$5.00	\$5.00	0.00%
DCP – Other per A4 page	Stat	N	\$5.00	\$5.00	0.00%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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EPIs, Codes and Policies

3D Model Data Input Fee DA Lodgement – for buildings 4 storeys and over located within area identified under Wollongong LEP	Market	N	\$1,410.00	\$1,495.00	6.03%
3D Model Data Input Fee Amended Plans – for buildings 4 storeys and over located within area identified under Wollongong LEP – where there are external changes to the building	Market	N	\$1,410.00	\$1,495.00	6.03%
3D Model Data Input Fee Modified Plans – for buildings 4 storeys and over located within area identified under Wollongong LEP – where there are external changes to the building	Market	N	\$1,410.00	\$1,495.00	6.03%

APPLICATION FOR VEHICULAR AND SPECIAL CROSSINGS

Application Fee – (Vehicular crossings) including up to two (2) inspections	Market	N	\$278.00	\$364.00	30.94%
Additional Inspection Fees	Market	N	\$102.00	\$108.00	5.88%
Application for Footpath Levels (includes one (1) inspection)	Market	N	\$102.00	\$108.00	5.88%

APPLICATION FOR WORKS IN THE ROAD RESERVE OPEN OR OCCUPY - SECTION 138 OF THE ROADS ACT 1993

Road Opening Permit Application Fee	Market	N	\$185.00	\$196.00	5.95%
Construction Inspection fee for work on Existing or New Council Assets (Road Opening) – per Inspection	Market	N	\$136.00	\$144.00	5.88%
Works on Road Reserves pursuant to a contract with Council	Full	N			Free
					Last year fee Free

Rental Fee

Rental – per lineal metre (per metre per month)	Market	N	\$21.50	\$23.00	6.98%
Rental Category A – Up to 5m Occupation zone	Market	N	\$103.00	\$109.00	5.83%
Rental Category B – Up to 10m Occupation zone	Market	N	\$207.00	\$219.00	5.80%
Rental Category C – Up to 25m long Occupation zone	Market	N	\$515.00	\$545.00	5.83%
Rental Category D – Site Specific Job or Larger Scale Jobs greater than 25m in length	Market	N			Rental amount will be based on site specific requirements at a rate defined under "Rental - per lineal metre length"
					Last year fee Rental amount will be based on site specific requirements at a rate defined under "Rental - per lineal metre length"

Damage Deposit for Works in the Road Reserve Open or Occupy - Section 138 Roads Act 1993

Damage Deposit for Works in the Road Reserve Open or Occupy - Section 138 Roads Act 1993.

Deposit refundable upon satisfactory inspection. Any damage may result in deposit not being refunded. Retained amount will be costed on Council's Fees and Charges for "Reinstatement of Road and Footpath Surfaces".

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Damage Deposit for Works in the Road Reserve Open or Occupy - Section 138 Roads Act 1993

Rental Category A – Up to 5m Occupation zone	Market	N			Free
					Last year fee Free
Rental Category B – Up to 10m Occupation zone	Market	N	\$2,205.00	\$2,335.00	5.90%
Rental Category C – Up to 25m long Occupation zone	Market	N	\$3,675.00	\$3,890.00	5.85%
Rental Category D – Site Specific Job or Larger Scale Jobs greater than 25m in length	Market	N	Damage Deposit amount based on Council's Fees and Charges for "Reinstatement of Road and Footpath Surfaces"		
			Last year fee Damage Deposit amount based on Council's Fees and Charges for "Reinstatement of Road and Footpath Surfaces"		

OCCUPATION BY OTHER THAN HOARDING

Application fee – where the charges apply to permits under sections 138 (Roads Act) and 68 (Local Government Act) and Traffic Management Services Agreements issued under section 116 of the Roads Act.	Market	N	\$185.00	\$196.00	5.95%
Occupation Fee – Occupation of roadway/footway – full road closure	Market	N	\$413.00	\$437.00	5.81%
Application Fee – Occupation of roadway/footway – Integral	Market	N	\$109.00	\$115.00	5.50%
Additional Inspection Fees	Market	N	\$102.00	\$108.00	5.88%
Occupation – per lineal metre length	Market	N	\$21.50	\$23.00	6.98%
Occupation Fee per day for 6 metre or part thereof for area within 3 hour metered zones (excluding Saturday, Sunday & Public Holidays) – per hour	Market	N	\$7.40	\$7.80	5.41%
Occupation Fee per day for 6 metre or part thereof for area within 2 hour metered zones (excluding Saturday, Sunday & Public Holidays) – per hour	Market	N	\$9.60	\$10.00	4.17%
Occupation Fee per day for 6 metre or part thereof for area within 1 hour metered zones (excluding Saturday, Sunday & Public Holidays) – per hour	Market	N	\$9.60	\$10.00	4.17%
Occupation Fee per day for 6 metre or part thereof for area within 1/2 hour metered zones (excluding Saturday, Sunday & Public Holidays) – per hour	Market	N	\$9.60	\$10.00	4.17%

UNAUTHORISED WORKS

Reinstatement of unauthorised works and associated administration costs.	Market	N			At Cost
					Last year fee At Cost

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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PUBLIC HEALTH & SAFETY

LEGISLATIVE ENFORCEMENT

Re-inspection of premises subject to prohibition order —per hour (Public Health Act)	Stat	N	\$0.00	\$255.00	∞
Entry and Inspection Fee (LGA) Section 197	Full	N	\$125.00	\$132.00	5.60%

HEALTH & SAFETY ISSUES

Mortuaries Inspection Fee	Full	N	\$399.00	\$423.00	6.02%
Mortuaries Re inspection Fee	Subs	N	\$64.00	\$68.00	6.25%
Improvement Or Prohibition Notice Public Health Act 2010 (public swimming pools)	Stat	N	\$270.00	\$305.00	12.96%
Inspection Fees – Public Swimming Pools – water quality	Subs	N	\$147.00	\$156.00	6.12%
Reinspections fee – Public Swimming pools -water quality	Subs	N	\$64.00	\$68.00	6.25%

SEX INDUSTRY PREMISES

Inspection and Registration of premises	Full	N	\$402.00	\$426.00	5.97%
Sex industry Re inspection fee	Full	N	\$347.00	\$367.00	5.76%

FOOD PREMISES INSPECTION AND CLASSIFICATION

Improvement Notices Sect 66AA(1) Food Act 2008	Stat	N	\$330.00	\$330.00	0.00%
Administration Charge Medium & High Risk – 0 to 5 handlers	Subs	N	\$286.00	\$303.00	5.94%
Administration Charge Medium & High Risk – 6 to 50 Handlers	Subs	N	\$443.00	\$469.00	5.87%
Administration Charge – Low Risk	Subs	N	\$87.50	\$92.50	5.71%
Inspection fee Medium and High Risk	Subs	N	\$173.00	\$183.00	5.78%
Inspection fee Low Risk	Subs	N	\$64.00	\$68.00	6.25%
Food Premises Re Inspection fee	Subs	N	\$106.00	\$112.00	5.66%
Charitable/ Non Profit Organisations – per annum	Subs	N	\$64.00	\$68.00	6.25%
Markets/Temporary Events – per annum fee	Subs	N	\$64.00	\$68.00	6.25%

PLACES OF SHARED ACCOMMODATION

Registration and Inspection Fee

Per annum to 10 boarders	Full	N	\$469.00	\$497.00	5.97%
Per annum above 10 boarders	Full	N	\$700.00	\$740.00	5.71%
Shared Accommodation Re Inspection Fee	Subs	N	\$64.00	\$68.00	6.25%

WATER COOLING TOWER

Improvement Or Prohibition Notice Public Health Act 2010	Stat	N	\$560.00	\$680.00	21.43%
Registration Fee	Subs	N	\$76.00	\$80.50	5.92%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Inspection and Sampling Fee

1 to 9 per location	Full	N	\$479.00	\$505.00	5.43%
More than 10 per location	Subs	N	\$432.00	\$457.00	5.79%
Reinspection Fee – General	Subs	N	\$137.00	\$145.00	5.84%
Sampling	Full	N			At cost
					Last year fee At cost

WARM WATER SYSTEMS

Registration and inspection of premises	Full	N	\$505.00	\$535.00	5.94%
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HAIRDRESSING PREMISES/BEAUTY SALON

Registration and Inspection Fee	Subs	N	\$212.00	\$225.00	6.13%
Hairdressing/Beauty Salon Re Inspection fee	Subs	N	\$64.00	\$68.00	6.25%

SKIN PENETRATION

Improvement Or Prohibition Notice Public Health Act 2010	Stat	N	\$270.00	\$310.00	14.81%
Registration and Inspection Fee	Subs	N	\$236.00	\$250.00	5.93%
Skin Penetration Re Inspection Fee	Subs	N	\$70.00	\$74.00	5.71%
Foot Spa Sampling	Subs	N			At cost
					Last year fee At cost

ON-SITE SEWAGE MANAGEMENT SYSTEMS

Install and operate On-site Sewage Management systems	Subs	N	\$246.00	\$261.00	6.10%
Approval to operate On-site Sewage Management systems	Subs	N	\$109.00	\$115.00	5.50%
Inspection fee for On-site Sewage Management systems LGA Sect 197	Subs	N	\$125.00	\$132.00	5.60%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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REGULATORY CONTROL

LEGISLATIVE ENFORCEMENT

Compliance Cost Notice Charge	Subs	N	\$500.00	\$530.00	6.00%
Entry and Inspection Fee POEO Section 104	Full	N	\$125.00	\$132.00	5.60%
Entry and Inspection Fee EPA ACT Section 9.29	Full	N	\$125.00	\$132.00	5.60%
Cost compliance per Hour LGA Section 197 POEO Section 104 & EPA Act Section 9.29	Full	N	\$125.00	\$132.00	5.60%
Execution of Orders, Notices and Directions – Administration fee	Full	N	\$163.00	\$173.00	6.13%

PROTECTION OF THE ENVIRONMENT OPERATIONS

Underground Petroleum Storage Systems (UPSS) - Inspection	Subs	N	\$0.00	\$350.00	∞
Protection of the Environment Operations Act 1997, S94 & S100 (POEO) (Statutory Fee)	Stat	N	\$605.00	\$619.00	2.31%

EVENTS

Cost of labour/hour - Animal Compliance Officer	Full	Y	\$0.00	\$141.00	∞
Cost of labour/hour – General Compliance Officer	Full	Y	\$133.00	\$141.00	6.02%
Cost of labour/hour – Parking Compliance Officer	Full	Y	\$110.00	\$116.00	5.45%

STOCK ANIMAL IMPOUNDING FEES

Walking or Transporting Animals

Labour per hour – or part thereof (excluding after hours call out)	Full	N	\$133.00	\$141.00	6.02%
Plant/Equipment per hour – or part thereof – inclusive of Insurance and maintenance etc.	Full	N	\$134.00	\$142.00	5.97%
Contractors	Full	N			At Cost
					Last year fee At Cost
Labour – after hours call out	Full	N			At Cost
					Last year fee At Cost

Sustenance

Food/Water per stock/animal per day	Full	N	\$54.50	\$57.50	5.50%
Vet Care	Full	N			At Cost as per RSPCA agreement
					Last year fee At Cost as per RSPCA agreement

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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ARTICLES IMPOUNDING FEES (includes abandoned motor vehicles trolleys and signs etc)

Conveyance to Pound

Labour per hour (including allowances and on costs) – per staff used or part thereof	Full	N	\$133.00	\$141.00	6.02%
Plant/Equipment per hour – or part thereof	Full	N	\$134.00	\$142.00	5.97%
Contractors	Full	N			At Cost
					Last year fee At Cost
Storing Impounded Article per item per day	Full	N	\$38.00	\$40.00	5.26%
Storage of Vehicle/Machinery per day	Full	N	\$77.50	\$82.00	5.81%
Administration Fee for Serving Notice – per notice	Full	N	\$57.00	\$60.50	6.14%

COMPANION ANIMALS POUND FEES (dogs and cats)

Release Fee – For the release of a seized companion animal	Subs	N	\$38.00	\$40.00	5.26%
Sustenance/Maintenance Charges – For the maintenance of each companion animal detained by the Council for each day (or part thereof) exclusive of the day delivered to the pound	Full	N	\$28.50	\$30.50	7.02%
Veterinary Costs – as per veterinary charges	Full	N			At Cost
					Last year fee At Cost
Euthanasia of a dog including puppy	Full	N	\$52.00	\$55.00	5.77%
Euthanasia of a cat including kitten	Full	N	\$26.00	\$27.50	5.77%
Euthanasia of a restricted, dangerous or menacing dog	Full	N	\$105.00	\$111.00	5.71%
Euthanasia of a feral, aggressive or nuisance cat	Full	N	\$52.00	\$52.00	0.00%
Disposal of a dog under 10kg	Full	N	\$41.00	\$43.50	6.10%
Disposal of a dog over 10kg	Full	N	\$55.00	\$58.00	5.45%
Disposal of a cat including kitten	Full	N	\$41.00	\$43.50	6.10%

MICROCHIPPING FEES

Micro Chipping request from Police or as agreed by delegated manager

Microchipping at special events/programs	Subs	Y	\$14.00	\$15.00	7.14%
Micro chipping in any other case except as a request from Police or authorised officer and special events/ programs	Subs	Y	\$60.50	\$64.00	5.79%
Dangerous/Restricted Dog Enclosure Certificate of Compliance	Stat	N	\$150.00	\$159.00	6.00%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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Life Time Registration (Companion Animals Act, 1998) (Statutory Fee) - Subject to CPI increase as notified by Office of Local Government

The following are exempt:

Companion animal used as a guide or assistance animal.

A dog used for working on farm land properties categorised under Section 515 Local Government Act.

Greyhound that is registered under the Greyhound Racing Act.

Whole Companion Animal (not desexed) or desexed after 6 months of age - Dog	Stat	N	\$234.00	\$234.00	0.00%
Desexed Companion Animal (except eligible pensioners) - Dog	Stat	N	\$69.00	\$69.00	0.00%
Desexed Companion Animal (owner is an eligible pensioner) - Dog	Stat	N	\$29.00	\$29.00	0.00%
Desexed animal sold by eligible Pound/shelter - Dog	Stat	N	\$0.00	\$0.00	0.00%
Whole Companion animal owned by recognised breeder - Dog	Stat	N	\$69.00	\$69.00	0.00%
Whole Companion animal (where desexing is not recommended) - Dog	Stat	N	\$69.00	\$69.00	0.00%
Where the owner of a companion animal is an eligible pensioner and the companion animal is not desexed - Dog	Stat	N	\$234.00	\$234.00	0.00%
Whole Companion Animal (not desexed) or Desexed Companion Animal (except eligible pensioners) - Cat	Stat	N	\$59.00	\$59.00	0.00%
Desexed Companion Animal (owner is an eligible pensioner) - Cat	Stat	N	\$29.00	\$29.00	0.00%
Desexed animal sold by eligible Pound/shelter - Cat	Stat	N	\$0.00	\$0.00	0.00%
Whole Companion animal owned by recognised breeder - Cat	Stat	N	\$59.00	\$59.00	0.00%
Whole Companion animal (where desexing is not recommended) - Cat	Stat	N	\$59.00	\$59.00	0.00%
Late Registration fee - Dog or cat	Stat	N	\$19.00	\$19.00	0.00%

Companion Animal Annual Permit (in addition to the one-off lifetime pet registration fee)

Intact or non de-sexed cats > 4 months age	Stat	N			\$85.00 P.A. Last year fee \$85.00 P.A.
(This Fee does not apply to cats already registered by 1 July 2020, those kept for breeding purposes by members of recognised breeding bodies, and cats which cannot be de-sexed for medical reasons. Note: Proof of medical exemption will be required to be produced.)					
Restricted dog breeds or formally declared Dangerous Dogs	Stat	N			\$206.00 P.A. Last year fee \$206.00 P.A.
(Note: This annual Permit Fee applies to existing registered dogs.)					
Permit late fee	Stat	N	\$19.00	\$19.00	0.00%

Name	Pricing Structure	GST	2022-2023 Last YR Fee (incl. GST)	2023-2024 Fee (incl. GST)	Increase %
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ANIMAL CONTROL

Application to Revoke a Dangerous or Menacing Dog Declaration	Full	N	\$0.00	\$385.00	∞
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F		
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Footgolf – Structured Junior Football Club Group pre-booked	[RUSSELL VALE GOLF COURSE]	50
Footgolf – Structured School Sport Group pre-booked	[RUSSELL VALE GOLF COURSE]	50
Footgolf – The Vale Golf Club under 16 Birthday Party Group pre-booked	[RUSSELL VALE GOLF COURSE]	50
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Footpaths Hard Surfaces Minimum Base fee (Concrete, pavers, asphaltic concrete or other) up to 10m2 (excavate temporary restoration, disposal, prepare subgrade and lay new surface material) – to be assessed by Civil Coordinator. Cost excludes service relocations. Please note that a further square metre rate fee is also applicable.	[Footpaths up to 10m2]	36

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Formed or grassed area (including turfing and minor landscaping, excluding hard surfaces), minimum charge is 3m2, landscaping extent shall be assessed by Parks Coordinator. (Per square metre)	[Footpaths up to 10m2]	36
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Metered Electricity Usage	[Extra Charges]	56
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Microwave Dishes (solids with Cover) greater than 2400mm – Rental for use of Council's tower	[Communication Sites]	63
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Minimum (discount) rate (Management Use Only) 1 day	[Promotional Memberships]	48
Minimum (discount) rate (Management Use Only) 1 visit	[Promotional Memberships]	43
Minimum (discount) rate (Management Use Only) 1 visit	[Promotional Memberships]	48
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Minimum charge (200kg or less)	[GARDEN ORGANICS AND WOOD WASTE]	74
Minimum charge (20kg or less)	[MIXED GENERAL WASTE]	73
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Minimum fee per use applicable to all groups travelling less than 80 kms	[CTP Groups]	19
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Minor modification or where original fee was less than \$1,000	[Modification of CC]	94
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Modification of CDC	[Complying Development Certificate]	92
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Modification of Section 68 Approval LGA 1993, S68 (Part A)	[ACTIVITY APPLICATION FEES – SUBMITTED WITH A DEVELOPMENT APPLICATION OR SEPARATELY]	97
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Monthly Billing early exit fee (applicable if terminating within 3 month minimum term)	[Membership]	43
Monthly Billing early exit fee (applicable if terminating within 3month minimum term)	[Membership]	47
Monthly direct debit administration charge (third party service). Payable per DD membership	[Membership]	43
Monthly direct debit administration charge (third party service). Payable per DD membership	[Off Peak Membership (between 11am & 4pm and after 7.30pm)]	43
Monthly direct debit administration charge (third party service). Payable per DD membership	[Membership]	47
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More than \$10,000,000	[Erection of buildings, Carrying out of Work, Demolition of a Building or Work]	86
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N		
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Non-Members Tennis / Squash Peak per court per hour	[Hire]	46
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Non-Profit Sporting or Community Organisation	[CONTINENTAL POOL COMMUNITY ROOM HIRE]	39
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O		
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Ongoing Monthly Billing (direct debit – 3 month minimum term). Fixed price for term of membership.	[Membership]	43
Ongoing Monthly Billing (direct debit – 3 month minimum term). Fixed price for term of membership.	[Off Peak Membership (between 11am & 4pm and after 7.30pm)]	43
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Organised school/social group activities (per person Pre Booked – Child/Concession) – minimum 5 participants	[CORRIMAL & DAPTO HEATED SWIMMING POOLS]	38
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Other Activities under LGA 1993	[ACTIVITY APPLICATION FEES – SUBMITTED WITH A DEVELOPMENT APPLICATION OR SEPARATELY]	97
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Other equipment: (Paging base, Nav Beacon etc, per unit-up to 100W, includes on transmit antenna and 5 rack units of hut space) – Commercial rate – Prime Site Rental for use of Council's radio tower and hut space	[Communication Sites]	63
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Outdoor Restaurant Bond	[APPROVAL FEES - OUTDOOR RESTAURANTS/DINING]	64
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Pension Rate – brokerage per hour	[Social Support Individual]	19
Pension Rate – brokerage per hour	[Flexible Respite]	19
Pension Rate – garden maintenance per hour	[Home Maintenance]	20
Pension Rate – minor maintenance	[Home Maintenance]	20
Pension Rate – Twilight Tours – per trip	[Flexible Respite]	19
Pension Rate – volunteer per hour	[Social Support Individual]	19
Pension Rate – volunteer per hour	[Flexible Respite]	19
Pensioner	[Social Weekday 9 Holes]	50
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Per annum above 10 boarders	[Registration and Inspection Fee]	104
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Per Event	[DAMAGE/WASTE BOND (where applicable)]	12
Per horse per week	[GRAZING RIGHTS LICENCE FEES]	60
Per month direct debit (with membership)	[Child Minding]	43
Per month direct debit (with membership)	[Child Minding]	49
Per square metre for Zone 1 (except for beach and foreshore locations)	[APPROVAL FEES - OUTDOOR RESTAURANTS/DINING]	63
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Personal Training Licence – Minimum Yearly Fee (terms and conditions apply, excludes client entry)	[Group Personal Training]	43
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Photography Reassessment - Low Impact	[PHOTOGRAPHY APPLICATION FEES]	13
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Plant Sale Discount 50%	[BOTANIC GARDEN NURSERY]	83
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Pool grounds and surrounds for social event (excluding pool) (per hour part of)	[After Hours Exclusive Main Pool Use Only]	37
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Powered site – per night (2 persons)	[Board of Studies NSW Christmas School Holidays, and Australia Day Long Weekend, Easter Long Weekend and Labour Day Long Weekends]	57
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Preparation of Agreement for Lease/Lease	[PREPARATION OF LEASE AND LICENCE AGREEMENTS]	60
Preparation of Local Environmental Study or technical study	[A Local Environmental Plans (where Council has to prepare or assess)]	76
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Private Coaching Licence Aqua/Track per trainer per month	[Group Personal Training]	42
Private Mobile Radio – Extra antenna (per antenna) – Commercial rate – prime site. Rental for use of Council's radio tower only	[Communication Sites]	62
Private Mobile Radio (one repeater base up to 50W, Tx & Rx antenna or access to multi-coupled antenna) – Commercial rate – Prime Site. Rental for use of Council's radio tower.	[Communication Sites]	62
Private Personal Training Licence per month	[Individual Personal Training]	48
Private Work Charges – All jobs where two operators are required. Includes two operators and all plant/equipment (chemical extra) - per hour	[Illawarra District Weeds Authority (IDWA)]	80
Private Work Charges – Large scale jobs requiring more than 1 hour to complete. Includes one operator and all plant/equipment (chemical extra) - per hour	[Illawarra District Weeds Authority (IDWA)]	80
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Program Design (Non Member), Assessment & Program (Member)	[Client Services]	48
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Projects involving an estimated cost of development of between \$1 Million up to \$5 Million and / or involving the erection of between 3 dwellings / units to 14 dwellings / units	[PRE-LODGEMENT MEETING FOR PROPOSED DEVELOPMENT (fee per meeting)]	99
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Promotion at Swimming Pool Commercial	[Carnivals generally including Swimming Club, South Coast or Tablelands ASC and pool complex hire (during normal operation hours) (Helensburgh half fee)]	37
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Promotional Rate - Year Round - Maximum discount percentage, calculated per stay	[Discounts, Promotions & online bookings]	56
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Qualified interpreter - Minimum 1 1/2 hour session	[WOLLONGONG INTERPRETER SERVICE]	15
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Rates or Property Search (per hour or part thereof) Including Possessory Title applications, historical ownership requests, former title descriptions, previous valuations, previous rates, etc.	[RATES INFORMATION]	65
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Registration of Notice of Completion under Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005	[ACTIVITY APPLICATION FEES – SUBMITTED WITH A DEVELOPMENT APPLICATION OR SEPARATELY]	97
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Renewal administration service fee for the first licence – S608 of the LGA (1-5 fire safety measures servicing the building)	[FIRE SAFETY]	100
Renewal administration service fee for the first licence - S608 of the LGA (6-10 fire safety measures serving the building)	[FIRE SAFETY]	100
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Rental Category D – Site Specific Job or Larger Scale Jobs greater than 25m in length	[Damage Deposit for Works in the Road Reserve Open or Occupy - Section 138 Roads Act 1993]	103
Rental for Client's Hut (Maximum area 3 metres by 4 metres) – Commercial rate – Prime Site. Rental for use of Council's communication site compound	[Communication Sites]	63
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Replacement fee calculated at cost of library item being replaced, plus a \$17.00 service fee for cataloguing and processing	[LOST AND DAMAGED ITEMS – (NON-REFUNDABLE)]	27
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Sunday Promotional Rate (after 1 pm) 18 holes	[RUSSELL VALE GOLF COURSE]	50
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Surfaces within the Road Reserves (Asphaltic concrete or other) greater than 10m2 (excavate temporary restoration, prepare subgrade and lay new surface material) – Full cost recovery of works, to be assessed by Civil Coordinator, minimum charge is 10 times square metre rate	[Roads greater than 10m2 - Minimum charge is 10 times rate above]	36

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Surfaces within the Road Reserves (Asphaltic concrete or other) up to 10m2. (excavate temporary restoration, prepare subgrade and lay new surface material) – Minimum charge is 1m2, to be assessed by Civil Coordinator (Rate is per square metre)	[Roads (per square metre) up to 10m2 - Minimum charge is 1m2]	35
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Teen fit up to 2 classes per week as per structured program (term fee)	[Group Exercise/Gymnasium]	47
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This charge applies to Charities who have been granted Section 88 Levy exemption by the Environment Protection Authority and who deliver material that does comply with Councils Wollongong Waste and Resource Recovery Park – Fees and Exemptions Policy. Charities that do not have an EPA Section 88 Exemption, or the waste does not comply with the exemption requirements will incur full commercial waste disposal rates.*	[SPECIAL WASTE – Non Conforming Charity Waste]	74
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Tier five includes: Family site (includes first position); Scarborough Gardens single site; Any similar new memorial	[MEMORIAL SITE (site only, does not include plaque)]	32
Tier four includes: Bronze Mini Book of Life (first page); Bronze Wall Plaque with vase (Arrow); Heritage Glass Plaque (110 x 75mm)	[PLAQUES]	33
Tier four includes: Wall of Peace/Serenity/ Tranquillity/Forget Me Not Wall; Bulli Ocean View Wall; all positions on Scarborough Seaview Memorial Walls One and Two; Scarborough Section Two- any single site; The Kembla Wall; Any similar new memorial	[MEMORIAL SITE (site only, does not include plaque)]	32
Tier One includes: Linished steel garden; bronze garden, Eternity leaf	[PLAQUES]	33

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Truck – Small Commercial	[Garden Organics]	75
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Veterinary Costs – as per veterinary charges	[COMPANION ANIMALS POUND FEES (dogs and cats)]	107
VHF-UHF Link System (per link, includes one yagi antenna and 3 rack units of hut space) – Commercial rate – Prime Site Rental for use of Council's radio tower and hut	[Communication Sites]	63
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Villa/Town House Development fee	[PRINCIPAL CERTIFIER FEES – BUILDING WORKS (including all critical stage inspections)]	94
Villa/Town House Development PC fee per dwelling plus above fee	[PRINCIPAL CERTIFIER FEES – BUILDING WORKS (including all critical stage inspections)]	95
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W

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Whole Companion animal (where desexing is not recommended) - Cat	[Life Time Registration (Companion Animals Act, 1998) (Statutory Fee) - Subject to CPI increase as notified by Office of Local Government]	108
Whole Companion animal (where desexing is not recommended) - Dog	[Life Time Registration (Companion Animals Act, 1998) (Statutory Fee) - Subject to CPI increase as notified by Office of Local Government]	108
Whole Companion animal owned by recognised breeder - Cat	[Life Time Registration (Companion Animals Act, 1998) (Statutory Fee) - Subject to CPI increase as notified by Office of Local Government]	108
Whole Companion animal owned by recognised breeder - Dog	[Life Time Registration (Companion Animals Act, 1998) (Statutory Fee) - Subject to CPI increase as notified by Office of Local Government]	108

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Zone B – Band 2 (11 to 18 participants)	[FEES FOR COMMERCIAL FITNESS TRAINERS - PRIMARY SITE]	62
Zone B – Band 3 (19 to 36 participants)	[FEES FOR COMMERCIAL FITNESS TRAINERS - PRIMARY SITE]	62
Zone B – Band 4 (37 to 54 participants)	[FEES FOR COMMERCIAL FITNESS TRAINERS - PRIMARY SITE]	62
Zone C – Band 1 (3 to 10 participants)	[FEES FOR COMMERCIAL FITNESS TRAINERS - PRIMARY SITE]	62
Zone C – Band 2 (11 to 18 participants)	[FEES FOR COMMERCIAL FITNESS TRAINERS - PRIMARY SITE]	62
Zone C – Band 3 (19 to 36 participants)	[FEES FOR COMMERCIAL FITNESS TRAINERS - PRIMARY SITE]	62
Zone C – Band 4 (37 to 54 participants)	[FEES FOR COMMERCIAL FITNESS TRAINERS - PRIMARY SITE]	62
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\$1,000,001 to \$10,000,000	[Modification of Development Consent]	91
\$250,001 to \$500,000	[Erection of buildings, Carrying out of Work, Demolition of a Building or Work]	85
\$250,001 to \$500,000	[Review of Determination]	88
\$250,001 to \$500,000	[Modification of Development Consent]	90
\$5,001 to \$250,000	[Review of Determination]	88
\$5,001 to \$250,000	[Modification of Development Consent]	90
\$5,001 to \$50,000	[Erection of buildings, Carrying out of Work, Demolition of a Building or Work]	85
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Schedule of Discount and Waiver Policies

- 1 City Planning - Waiver of fees for registered charities.
- 2 Finance - Debt Recovery and Hardship Assistance Policy.
- 3 Governance and Information - City of Wollongong Flag.
- 4 Wollongong Waste and Resource Recovery Park - Fee and Exemption Policy.
- 5 Wollongong City Tourist Parks Discounting Policy.
- 6 Reduction or Waiver of Hire Fees for Community Rooms and Halls Under the Direct Control of Council.
- 7 Reduction or Waiver of Library Fees and Fines.
- 8 Community and Sporting Group Rentals.

ITEM 2

PUBLIC EXHIBITION - DRAFT PLANNING PROPOSAL AND DCP AMENDMENT - WILGA STREET BLOCK, CORRIMAL

In November 2015, Council adopted the Corrimal Town Centre Plan 2015-2025 and supporting Implementation Plan. The Plan identifies the Wilga Street Block, Corrimal as a key site that may have future redevelopment potential, stating that there is merit in investigating increasing the planning controls.

In 2021 work commenced on the Wilga Street Block Planning and Design Review, informed by the strategic direction of the Wollongong Housing Strategy and Wollongong Retail and Business Centres Strategy.

An Urban Design Study (prepared by SJB) supported by Feasibility Analysis (prepared by SGS Economics and Planning) has been commissioned to interrogate whether the current planning framework aligns with the strategic direction for the Corrimal Town Centre and to test an appropriate structure, land use and built form across the Block. The Study concluded that development under the current planning framework results in a poor urban outcome and there is merit in progressing planning policy amendments to facilitate the revitalisation of Wilga Street Block.

In August 2022, Council completed informal community consultation on the draft Urban Design Study. The feedback from this consultation, which focused on key design principles, has been used to inform the preparation of the draft Wilga Street Block Planning Strategy and proposed planning controls.

It is recommended that a draft Planning Proposal be prepared, and the draft Wilga Street Block Planning Strategy, draft Wilga Street Block Planning Proposal and draft Wollongong Development Control Plan 2009 - Chapter B4 Development in Business Zones: Corrimal Major Town Centre – Precinct 1: Wilga Street be endorsed for Gateway determination and subsequent exhibition. Following the exhibition, a report on submissions will be prepared for further consideration by Council.

RECOMMENDATION

- 1 The draft Wilga Street Block Planning Strategy (Attachment 3) be endorsed for exhibition.
- 2 The draft Wollongong Development Control Plan 2009 – Chapter B4 Development in Business Zones: Corrimal Major Town Centre – Precinct 1: Wilga Street (Attachment 5) be endorsed for exhibition.
- 3 A draft Planning Proposal be prepared for the Wilga Street Block to amend the Wollongong Local Environmental Plan 2009 Maps (Attachment 4) and controls as indicated in this report.
- 4 The draft Planning Proposal be forwarded to the NSW Department of Planning and Environment for a Gateway Determination to enable exhibition.
- 5 Following the receipt of the Gateway Determination, the draft Planning Proposal, draft Wollongong Development Control Plan 2009 – Chapter B4 Development in Business Zones: Corrimal Major Town Centre – Precinct 1: Wilga Street (Attachment 5) and the draft Wilga Street Block Planning Strategy (Attachment 3) be exhibited for a minimum period of 28 days.
- 6 Following the combined exhibition of the forementioned documents, the issues raised in submissions be reported to Council.
- 7 The NSW Department of Planning and Environment be advised that as Council is a landowner, Council is not seeking delegation to progress the finalisation of the Planning Proposal after exhibition and the consideration of submissions.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Engagement Report
- 2 Wollongong Local Planning Panel advice
- 3 Draft Wilga Street Block Planning Strategy
- 4 Draft Planning Proposal Maps
- 5 Draft Wollongong DCP – Chapter B4 Development in Business Zones: Corrimal Major Town Centre – Precinct 1: Wilga Street

BACKGROUND

Planning Context

Over the past 15 years, Corrimal Town Centre has been subject to two centre-specific strategic planning studies, and one major LEP amendment.

Corrimal Town Centre Revitalisation Strategy 2009

Rohan Dickson + Associates Pty Ltd (now Urbis Pty Ltd) were engaged by Wollongong City Council in 2007 to develop a Revitalisation Strategy for Corrimal Town Centre. The primary role of the Corrimal Revitalisation Strategy was to review Town Centre planning controls.

Changes to height and floor space ratio (FSR) controls were tested over the Corrimal Town Centre, including the business zoned portion of the Wilga Street Block. No recommendation to increase density on the Wilga Street Block was made. The reason for this is not clearly documented.

The recommendations from this Strategy informed amendments relating to the Corrimal Town Centre in the draft Wollongong Local Environmental Plan (LEP) 2009.

Wollongong LEP 2009

In 2010, the Wollongong LEP 2009 replaced the Wollongong LEP 1990. The Wollongong LEP 2009 included a review of existing controls, consideration of new strategies and recommendations, and updates to the instrument to align with the Standard Instrument LEP. The changes were notified in 2010, and the controls which apply to the Corrimal Town Centre remain in place and unchanged. The changes to Corrimal Town Centre were mostly reflective of revisions needed to bring the planning controls into alignment with the Standard Instrument LEP.

The tables below summarise the current LEP controls relevant to the town centre and Wilga Street precinct. Note, the LEP controls that apply to the B2 Zone across the Wilga Street Block are lower than the rest of town centre.

Planning Controls:	Corrimal Town Centre:	Wilga Street Block:
Zoning	B2 Local Centre	B2 Local Centre R2 Low Density Residential
FSR	1.5:1	1.5:1 (B2) 0.5:1 (R2)
Height	15m	9m

Corrimal Town Centre Plan 2015 (current)

The adopted Corrimal Town Centre Plan 2015 -2025 sets the vision and strategic direction for the Corrimal Town Centre.

The Plan identifies 5 key sites that may have future redevelopment potential, and further studies are required to test possible development capacity in these areas including the Wilga Street Block (Block). The Plan states that there is merit in investigating increasing planning controls that apply to the Block.



Figure 1 - Key Sites Diagram, Wilga Street Block (Site 1). Source: Corrimal Town Centre Plan

The Corrimal Town Centre Plan outlines the following considerations for this Block (p.21) -

- *Development capacity of this block is currently limited - height restricted to 9m and FSR varies 0.5:1 (R2) and 1.5:1(B2). This block has a split zoning of B2 Local Centre and R2 Low Density Residential*
- *Site comprises several large lots in close proximity to all centre services*
- *Public car park servicing Town Centre and Memorial Park is in the middle of the block*
- *Flood affected areas are limited and do not impose a constraint on intensified development*
- *Opportunity to activate Memorial Park with redevelopment to improve safety and surveillance and increase residential population in centre and support local business*
- *Merit in investigating increasing height controls and floor space ratio in this block, consistent with rest of Town Centre. Develop accompanying design guidelines, principles and development controls to ensure high quality-built form.*

The review of planning controls across the Wilga Street Block was the focus of Action 2.1 of the implementation plan of the Corrimal Town Centre Plan. This review is the subject of this Council report.

**2.1 TOWN CENTRE
RESIDENTIAL CAPACITY
REVIEW**

Through the Housing Study Review, test the residential capacity of the town centre to cater for intensified residential living, with a focus on the Wilga Street Block, ensuring the strategic direction for residential capacity and built form in the town centre aligns with the Floodplain Risk Management Study.

To deliver on this recommendation Council has undertaken a strategic planning and design review of the Block. The review involved a number of technical studies including the Urban Design Study (SJB) supported by a Feasibility Analysis (SGS Economics and Planning).

The Urban Design Study interrogates the existing planning framework, testing different development outcomes to inform changes to planning controls. The planning controls regulating development on the Block are more restrictive than those for the rest of the Town Centre.

The planning controls on the Block have led to the existing low-density development which has seen minimal revitalisation over the past 30 years. The existing built form is not in a desirable condition and renewal of the Block would lead to greater amenity and community benefit. Existing development sits at or below the level of development that is currently permissible. Despite the low scale, the existing buildings along Memorial Park cause partial overshadowing of Luke's Place Playground, and the northern edge of the sports field.

Under current controls and without amalgamation of adjoining lots, there is minimal incentive for redevelopment to occur or revitalisation to take place. The available 'uplift' in yield is minor or even reduced and in some instances would require existing use rights to maintain retail uses (due to the split zoning). Feasibility analysis completed by SGS Economics and Planning, determined that the LEP controls would be unlikely to lead to feasible revitalisation in the foreseeable future.

The Urban Design Study tested different layouts and development densities that achieve a more permeable, activated and consolidated Block. This testing demonstrated that an increase in density on the Block has merit, and that a built form response equal to and in some areas above the town centre controls can perform well against the objectives for the Block.

The existing planning controls are limiting the ability for the site to be redeveloped and the existing amenity is very low. For this reason, revised planning controls are important to enable the revitalisation of this key site within the Corrimal Town Centre.

The draft Wilga Street Block Planning Strategy (Attachment 3) acknowledges that the revitalisation of the Block is an opportunity to deliver a mixed-use precinct in line with the community's future needs. The Planning Strategy provides the strategic direction for the Block, enabling a line of sight between the Corrimal Town Centre Plan and recommendations for changes to the Wollongong LEP 2009 and Wollongong Development Control Plan (DCP) 2009: Chapter B4 Development in Business Zones.

The recommendations for changes to planning controls are guided by existing strategic policy, and developed through context analysis, design principles and built form testing. Recommendations have been informed and refined through community consultation, peer review and advice from the Wollongong Local Planning Panel (Attachment 2).

Retail and Business Centres Strategy

On 20 March 2023 Council adopted the Retail and Business Centres Strategy. The Retail and Business Centres Strategy focuses on how our planning controls can support successful centres and facilitate an appropriate mix and quality of development.

The Retail and Business Centres Strategy notes the increased population growth in Corrimal compared with other Wollongong suburbs, and the growth of apartment development in the Town Centre. Retail modelling indicated there is a sufficient supply of retail floor space in the Corrimal Town Centre, however increases in population as envisaged under the endorsed Housing Strategy is likely to increase demand for retail and commercial floor space into the future.

This project recommends an extension to the B2 Local Centre zone, however this largely reflects the uses already present on the Block. Overall, the change to planning controls are focused on formalising the existing commercial uses while also facilitating an increase in residential density across the block.

The Centres Strategy reinforces Corrimal Town Centres role as a Major Town Centre. The Draft B4 Chapter – Development in Centres and Peripheral Sales Precincts defines the characteristics of Major Town Centres as follows –

Major Town Centre	
<i>Floorspace</i>	20,000-40,000m ²
<i>Population catchment</i>	Up to 50,000
<i>Function</i>	Providing for the major weekly shopping and convenience retail needs of the surrounding population (generally more than 1 suburb) as well as a large range of specialty retail shops and services. Large community facilities and public recreation provision. Restaurants, cafes and bars contribute to active streets and a vibrant evening economy.
<i>Accessibility</i>	On major public transport network with access to frequent transport by train or bus. Highly accessible for logistics and private vehicles. Active transport connections to and within the Centre.
<i>Retail uses</i>	Major Town Centres provide a range of retail, business, entertainment and community uses that serve the needs of people who live or work in the surrounding suburbs. Major Town Centres are generally anchored by at least one (1) or two (2) medium to full line supermarkets and other specialty retail shops. Some Major Town Centres include a department store. Major towns operate daytime and limited evening hours. Restaurants, cafes and bars contribute to active streets and an evening economy appropriate for the surrounding neighbourhood.
<i>Business Uses</i>	Services including banks, community services, customer facing professional offices, gyms and medical services. Limited large format commercial office space.
<i>Residential Uses</i>	The Major Town Centre caters for medium density residential development which supports the retail and business function of the centre and contributes to greater housing choice for the local population. These Centres have a role in providing well serviced and located affordable housing to the community.
<i>Other Uses</i>	The Major Town Centre provides local scale community facilities and services, as well as local scale public open space.

Wollongong Housing Strategy

On 27 February 2023 Council adopted the Wollongong Housing Strategy. The Housing Strategy has been prepared to guide the future housing directions within the Wollongong Local Government Area (LGA) for the next 10-20 years. 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.

In relation to Corrimal, the Housing Strategy proposes the modification of the planning controls for housing around the Corrimal Town Centre where there is more capacity for development (excluding Illawarra Escarpment Foothills and constrained locations).

The proposal is a partial implementation of the following recommendations from the Housing Strategy -

- *CW1. Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres and supporting infrastructure that is planned, costed and programmed within an achievable timeline*
- *L11. Corrimal – increase development potential around the town centre (excluding Illawarra Escarpment Foothills and constrained locations). 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.*

Employment Zone Reforms

The NSW Department of Planning and Environment (DPE) have been progressing Employment Zone Reforms. The Reform seeks to provide a more flexible planning framework for existing Business and Industrial zoned land by transitioning to fewer zones with broader objectives and permissible land uses. The zone translation is shown in the following table –

Existing Zones	New Zone
Business and Industrial Zones	Employment Zones
B1 Neighbourhood Centre B2 Local Centre	E1 Local Centre
B3 Commercial Core	E2 Commercial Centre
B5 Business Development; B6 Enterprise Corridor; B7 Business Park	E3 Productivity Support
IN1 General Industrial IN2 Light Industrial	E4 General Industrial
IN3 Heavy Industrial	E5 Heavy Industrial
IN4 Working Waterfront	W4 Working Waterfront
B4 Mixed Use	MU1 Mixed Use
B8 Metropolitan Centre (does not apply to Wollongong)	SP4 Enterprise (does not apply to Wollongong)

On 21 February 2022 and 27 June 2022, Council considered reports on the draft Reforms. Of particular concern is the merger of the B1 Neighbourhood Centre and B2 Local Centre zones, which impacts on the current hierarchy of village centres. Council endorsed a submission which included measures to mitigate any negative impacts of these reforms through the introduction of several local provisions, intended to maintain the nuanced approach to centres in different tiers of the retail hierarchy. The DPE agreed to some of Council's requests.

On 16 December 2022, the DPE published a State Environmental Planning Policy amendment to make the changes to the Wollongong LEP 2009, and on 24 February 2023 published minor amendments. The zone changes will commence on 26 April 2023. Until 26 April 2023, Development Applications can be lodged and assessed based on the existing zones. Development Applications can also be lodged based on the new zones, but if they rely on the new zone provisions, they will not be able to be determined until 26 April 2023 when the new zones commence. After 26 April 2023 all Development Applications in employment zones will need to be lodged and assessed under the new zones.

This report refers to the current zones, noting the B2 Local Centre zone will become the E1 Local Centre zone on 26 April 2023.

Subject Site – Wilga Street Block

The study area includes the lots bounded by Wilga Street, Collins Street, Princes Highway and Memorial Park, Corrimal and including Wilga Street from the intersection with Collins to Memorial Park.

The Wilga Street Block provides a northern anchor to the Corrimal Town Centre. Its four boundaries interface with a range of different urban conditions. The Block's western boundary addresses Corrimal's fine grain high street - the Princes Highway. To the south the block shares an important interface with Corrimal Memorial Park, a key place for users of all ages for gathering, playground and recreation uses. To the east is Wilga Street, a wide cul-de-sac with a mixed residential, commercial and recreational

street frontage which provides primary vehicle access to many uses within the Block. Collins Street to the north marks the transition point of the town centre to the surrounding low-density residential area.



Figure 2 - Wilga Street Block, Corrimal - Study Area

The Wilga Street Block includes the following lots bound by Wilga Street, Collins Street, Princes Highway and Memorial Park.

Street Address	Lot DP	Owner	Area (m2)
172 Princes Highway CORRIMAL NSW 2518	Lot A DP 154206	Private	620
170 Princes Highway CORRIMAL NSW 2518	Lot 1 DP 1036220	Owners SP 67658	566
176 Princes Highway CORRIMAL NSW 2518	Lot 102 DP 776944	Telstra Corporation Limited	1,390
174 Princes Highway CORRIMAL NSW 2518	Lot 101 DP 776944	Private	693
67 Collins Street CORRIMAL NSW 2518	Lot 1 DP 719289	Private	590

Street Address	Lot DP	Owner	Area (m2)
69 Collins Street CORRIMAL NSW 2518	Lot 1 DP 197991	Private	583
73 Collins Street CORRIMAL NSW 2518	Lot 102 DP 825910	Owners SP 43249	685
75 Collins Street CORRIMAL NSW 2518	Lot 1 DP 504196	Owners SP 52899	1,050
97 Wilga Street CORRIMAL NSW 2518	Lot 2 DP 617913	Quality Green Investments Pty Ltd	369
99 Wilga Street CORRIMAL NSW 2518	Lot 3 DP 617913	Quality Green Investments Pty Ltd	369
204 Princes Highway CORRIMAL NSW 2518	Lot 500 DP 1003704	Quality Green Investments Pty Ltd	7,927
188 Princes Highway CORRIMAL NSW 2518	Lot 1 DP 782673	Quality Green Investments Pty Ltd	873
168 Princes Highway CORRIMAL NSW 2518	Lot 100 DP 1090992	Private	3,956
148-152 Princes Highway CORRIMAL NSW 2518	Lot 2 DP 164022, Lot 1 DP 206297	Corrimal RSL Memorial Club Limited	1,153
101 Wilga Street CORRIMAL NSW 2518	Lot 5 DP 37769	Wollongong City Council	3,781
Total			24,604

And the following lots within Memorial Park Corrimal -

Lot 2 DP 522662	Lots 1-3 DP162253	Lot 5371 DP 1174381 RES D580087
Lot 1 DP 160127	Lots 1-3 DP162363	Lot 1 DP 1221598
Lot 1 DP1163544	Lots 1-2 DP 163779	Lot 42 DP234461
Lot 101 DP716006	Lot 22 DP 804962	
Lot 1 DP1163544	Lot 7310 CROWN 1148196, RES D580087	

Land ownership of 75% of the Block currently sits with three major land holders -

- 1 Corrimal RSL and Memorial Club.
- 2 Wollongong City Council.
- 3 Corrimal Park Mall.



Figure 3 - Landownership

There are a range of different land uses present including retail premises, business premises, a club, an at grade carpark and residential dwellings and residential flat buildings. Buildings are concentrated on the boundaries and address the street. Adhoc amalgamations and subdivisions over time have resulted in cadastral lot boundaries that are haphazardly aligned, unusually shaped and fragmented. In some cases this land ownership pattern and fragmented lot configuration has created unusual shaped lots that are highly constrained and presents challenges for future redevelopment and site consolidations.

The land fronting Princes Highway is currently zoned B2 Local Centre with a 9m building height limit (lower than the 15m in the other B2 zone in Corrimal) and an FSR of 1.5:1. The land fronting Wilga Street is zoned R2 Low Density Residential with a 9m height limit and FSR of 0.5:1. Some sites, such as the Corrimal Park Mall and Corrimal RSL site extend across both zones.

Council owned Land – Lot 5 DP 37769

Wollongong City Council is one of the major landowners, with a land holding in the centre of the Block (2). Lot 5 DP 37769 known as 101 Wilga Street, Corrimal is a 3,781m² allotment which is classified as Operational Land. The land functions as a commercial asset having been leased to an adjoining land owner since the 1980s. The land is utilised as an off street carpark providing approximately 80 spaces, used by visitors to the Block, Town Centre and Memorial Park. This lot provides rear vehicle access to the properties fronting the Princes Highway.

Through this project, Council sought to develop a clear understanding of the strategic benefits and merits of changes to this land holding to inform future investigations by Council.

The analysis found that the sites current format has limited redevelopment potential due to the narrow lot street frontage and competing access arrangements. The lot location, and layout also limits the potential for adjacent landowners to redevelop and for revitalisation to occur. Amalgamation with neighbouring lots could enable a clear street address and facilitate future redevelopment by diversifying the offer of the block whilst delivering clear public benefit.

This report and the attachments do not commit Council to dispose or deal with its asset within the Wilga Street Block. Rather they outline the opportunities for this land to contribute to an improved outcome through inclusion of additional uses and alternative lot configuration and highlights the implications of retaining the asset as is. Appropriate probity arrangements have been put in place between Councils' City Strategy and Property and Recreation Divisions in relation to this matter. New legislative requirements to increase transparency and accountability for Council related development will also be incorporated into any future exhibition and decision-making process.

PROPOSAL

The draft Wilga Street Block Planning Strategy and proposed new controls are informed by the Corrimal Town Centre Plan vision, Urban Design Study, Feasibility Analysis, Wollongong Housing Strategy, Retail and Business Centres Strategy and non-statutory community consultation. The draft controls have been tested to understand their broad implications on development outcomes across the Block and on individual properties.

The revitalisation of the Block is an opportunity to meet the future projected demand for employment needs and housing diversity and growth and transform it into a vibrant mixed-use precinct with an upgraded and green public domain. The Block is well positioned to accommodate increased residential density being close to jobs, services and public transport. The Block revitalisation is also a potential opportunity to increase the amount of affordable housing stock in the LGA.

Draft Wilga Street Block Planning Strategy

The draft Planning Strategy (Attachment 3) recommends changes to planning controls, based on the testing outlined in the Urban Design Study. The intended outcomes as defined through the Planning Strategy, include -

- **A place for all.** A high-quality town centre supported by accessible, diverse and attractive offerings
- **A vibrant mixed-use precinct.** A place-based approach that is sensitive to the needs and desires of the community it serves.
- **A high-amenity precinct.** Create a network of cool, comfortable and connected places where people can dwell.
- **An improved pedestrian experience.** Prioritise a walkable neighbourhood where the pedestrian experience is safe and comfortable.
- **Consolidated access and servicing.** Parking and servicing is functional, adequate and discreet.
- **An improved development outcome.** Encourage revitalisation of the town centre through redevelopment of this key block to provide greater public benefit.

The importance of these objectives and principles to the community was reinforced through the Wilga Street Block Community Survey.

Proposed changes to the Wollongong LEP 2009

The proposed amendments to Wollongong LEP 2009 are sought to facilitate the recommendations outlined in the Planning Strategy. They include -

- 1 Amend the land Zoning map to rezone Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913, Lot 3 DP 617 913, Lot 5 DP 37769, and Lot 500 DP 1003704 from R2 Low Density Residential to B2 Local Centre. Map the B2 Local Centre across Wilga Street between Collins Street and Memorial Park.
- 2 Amend Clause 7.19 *Active Street Frontages* to *Active Frontages* and include reference to Public Open Space (in addition to streets).
- 3 Amend the Active Street Frontages Map to identify active frontages to Lot 500 DP 1003704 (facing the Princes Hwy, Memorial Park, and Wilga Street), Lot 1 DP 782673, Lot 102 DP 776944, Lot 101 DP 776944, Lot A DP 154206, Lot 1 DP 1036220, Lot 100 DP 1090992 (facing the Princes Highway), Lot 2 DP 164022, Lot 1 DP 206297 (Princes Highway and Collins Street).

- 4 Amend the Minimum Lot Size Map to remove the 499m² minimum lot size requirements from Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913, Lot 3 DP 617 913, Lot 5 DP 37769, and Lot 500 DP 1003704.
- 5 Amend Height of Building Map controls from 9m to 15m.
- 6 Amend Floor Space Ratio Map controls from 0.5:1 to 1.5:1.
- 7 Introduce provisions to WLEP2009 to levy contributions for affordable housing on defined sites.
- 8 Map Wilga Street Block as a Special Provisions Area and introduce a local provision for an alternative height and FSR scheme for consolidated sites that contribute to public benefit including Affordable Housing. This Special Area will apply to Lot 2 DP 164022, Lot 1 DP 206297, Lot 1 DP 20629, Lot 5 DP 37769, Lot 100 DP 1090992, Lot 2 DP 617913, Lot 3 DP 617913 and part of and Lot 500 DP 1003704.
- 9 Amend the Key Sites Map to map the Block as a Key Site, including Lot 2 DP 164022, Lot 1 DP 206297, Lot 100 DP 1090992, Lot 5 DP 37769, Lot 2 DP 617913, Lot 3 DP 617 913, Lot 500 DP 1003704, Lot 1 DP 782673, Lot 102 DP 776944, Lot 101 DP 776944, Lot A DP 154206, Lot 1 DP 1036220, Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913.
- 10 Introduce overshadowing controls to protect sunlight to Luke's Place Playground and the Memorial Park Sportsgrounds.
- 11 Amend Additional Permitted Use mapping to enable residential flat buildings to be permitted on lots with no active frontage mapping.

Note: The Employment Zoning Reforms, initiated by the NSW Department of Planning and Environment in May 2021, will be applicable to certain land within the draft Planning Proposal. The reforms reduce the number of employment zones, by consolidating the existing zones into broader zone categories. Under the reforms B2 Local Centre will be transitioned to E1 Local Centre. It is expected the reforms will be come into effect on 26 April 2023. The draft LEP controls are being considered prior to the employment zoning reforms coming into effect and as such the current business zones have been referenced, although the implications of the changes have been thoroughly considered.

Proposed changes to the Wollongong DCP 2009 Chapter B4 – Development in Business Zones

It is proposed to add a new precinct section to Part 6 Planning Controls for Development in the Major Town Centres.

The proposed amendments to Wollongong DCP 2009 are sought to facilitate the outcomes outlines in the Planning Strategy. They include -

- Define the desired future character for the Wilga Street Block, surrounding streets and Memorial Park interface
- Define key public views along Collins Street and from the Park towards the Escarpment
- Define a new framed view of Brokers Nose via an open air pedestrian link aligned with Russell Street
- Define pedestrian links from the Princes Highway to Wilga St and to the Park. 24 hour accessible links are preferred.
- Define consolidated access and internal circulation for vehicles. Rear access to access denied properties on Princes Hwy is to be provided from Wilga Street. Service and Access streets are to be pedestrian priority environments.
- Define preferred site consolidation options.
- Define ground floor setbacks which respond to the varied street and park interfaces. Uses facing Princes Highway are to maintain the 0m setback. Uses facing Memorial Park are to be setback to allow a publicly accessible area for outdoor dining and pedestrian movement. Uses facing Wilga and Collins Streets are to provide a landscaped (private) setback.

- Define streetwall heights and setbacks above street wall which respond to the varied built form contexts and preserve views to the Escarpment. Maintain a 1-2 storey street wall around the block. Provide varied setbacks to meet overshadowing, view and street character requirements.
- Define side and rear setbacks at ground and upper levels to accommodate through site links, provide light and air to the street and open spaces and provide a strong built form edge to the street where appropriate.
- Control the quality and amenity of street interfaces through detailed active frontage design controls and controls for residential frontages at ground.
- Control the design, integration and access to car parking within the Block.

A detailed explanation of proposed amendments to *Wollongong Development Control Plan 2009 Development in Business Zones* is included in Attachment 5.

CONSULTATION AND COMMUNICATION

Community Consultation Corrimal Town Centre Plan 2015

The Draft Strategy and planning controls are underpinned by the approved strategic direction developed by the Corrimal Town Centre Plan which was heavily influenced by community engagement.

The Corrimal Town Centre Plan 2015-2025 provides a vision for the future of Corrimal Town Centre. The vision and strategies were co-created by Council and the Corrimal Revitalisation Action Group, a volunteer group mobilised to drive a community-led approach to town centre revitalisation. The draft Corrimal Town Centre Plan was exhibited between 13 July to 28 August 2015. A comprehensive community engagement program gathered invaluable feedback across several forums from a wide variety of participants, including school students, community groups, businesses, residents, agencies and interested individuals. It is with this comprehensive backing that the draft planning controls are proposed.

Landowner Notification

In December 2021 Council staff notified landowners within the Block of the commencement of the Wilga Street Block Planning and Design Review. The notification letter offered the opportunity to speak to Council Staff about their landholdings. The Project Team sought an appreciation of -

- Any operational needs and / or development plans relating to your land, and
- Any comments relating to the ongoing role of Council's at-grade car park.

The owners of the Corrimal RSL Sub-Branch; Corrimal RSL and Memorial Club and Corrimal Park Mall land provided the following feedback -

- Accommodation of a full-line supermarket.
- Expansion of the RSL and Memorial Club offer.
- Increase in residential capacity.
- More flexible planning controls - noting split zoning and height as key issues.
- Interested in redevelopment which could include Council's Land.

Both the Corrimal RSL and Memorial Club and Corrimal Park Mall are key attractors for Corrimal Town Centre and provide significant community benefit. Where appropriate and aligned with the vision for the Town Centre, these aspirations have been considered during the development of design options outlined within the *Urban Design Study*.

Council Staff notified Neighbourhood Forum 4 and Corrimal Business Chamber of the commencement of the project. No formal conversations were held following this notification.

Community Engagement on Draft Urban Design Study 2022

The draft planning controls were informed by a range of stakeholder input, including an internal Project Reference Group and non-statutory community consultation of the Draft *Urban Design Study* was

undertaken between 24 August to 14 September 2022. The Study can be viewed here – <https://our.wollongong.nsw.gov.au/wilga-street-block-corrimal>. The Engagement Report is Attachment 1 of this Report.

The focus of this engagement was to inform the community of the project, share the outcomes of the *draft Urban Design Study* and seek feedback on the principles to inform the preparation of planning controls.

The engagement and project were communicated to the community via –

Method	Details
<i>Email to key stakeholders</i>	<p>An email notification was sent to key stakeholders including neighbourhood forums and community groups.</p> <p>Letters were sent to all landowners within the Wilga Street Block inviting them to speak to Council staff one-on-one and directing them to the Engagement page for more information.</p>
<i>Letter</i>	<p>Letters were sent to residents, businesses, schools in a 500metre radius of the Wilga Street Block. Community groups including Neighbourhood Forum 4 and Corrimal Revitalisation Action Group also received letters. The intent of the letter was to notify these community members of the project, providing details of the Information Stand and a link to the project page on the Council engagement website encouraging them to visit the website and complete the online survey.</p> <p>Letters were sent to all landowners within the Wilga Street Block inviting them to speak to Council staff one-on-one and directing them to the Engagement page for more information.</p>
<i>Corflute Signs</i>	<p>Council staff installed 20 corflute posters in prominent positions around the Wilga Street Block in Corrimal. The intent of the poster was to notify the community of the project and through scanning the QR code on poster allowed the community to access the project page.</p>
<i>Draft Study and Surveys</i>	<p>The Draft Urban Design Study and Survey was published on Our Wollongong and printed copies were available at all Corrimal Library branches and Council's Customer Service Centre.</p>
<i>Our Wollongong website</i>	<p>The project webpage hosted background information and supporting documents and the Online Survey which was a main engagement tool. The intent of this page was to create an accessible location will all information available to the community as well as a method to provide feedback.</p> <ul style="list-style-type: none"> • FAQ's • Link to Corrimal Town Centre Plan • Link to the draft Urban Design Study • Details on Information Stand • Online survey
<i>Information Stand</i>	<p>The community were invited to talk to Council Officers at an information stand in Memorial Park, Corrimal on 3 September from 10am – 12noon.</p>
<i>Focus Group</i>	<p>Emails were sent to 16 different community groups inviting them to attend a Community Focus Group meeting on 5 September from 6pm to 8pm. Six representatives from key community groups within Corrimal attended. A presentation was utilised to share information and guide conversations and feedback.</p>

Method	Details
<i>Landowner meetings</i>	All landowners within the Wilga Street Block were notified in writing and offered a one-on-one meeting with Council staff. Project Two landowners accepted the meeting offer. Officers attended two one-to-one meetings with Landowners of the Wilga Street Block. Another landowner attended the general community Information Stand in Memorial Park.
<i>Community Update – Illawarra Mercury</i>	A notice appeared on the Councils Community Update page in the 31 August 2022 edition of the Illawarra Mercury.
<i>Media release</i>	A media release Breathing new life into Wilga St, Corrimal about the engagement was distributed on 29 August 2022.

The Our Wollongong webpage received 1,350 visits by 1,138 unique visitors. 421 documents were downloaded including 285 of the Corrimal Town Centre Plan and 135 of the draft Study. 53 survey responses were received and 21 submissions (17 letters and 4 emails).

Consolidated feedback from Surveys and Written Submissions:

Combining the results from the online surveys, feedback forms, emails and letters, the community told us the following were very important -

- Mid-block connections.
- Retaining views of the escarpment and Brokers Nose.
- Comfortable places to sit and meet with others.
- The playground and sportsgrounds not overshadowed by buildings on the Wilga Street block.

There were mixed views on allowing new buildings to be above that of the surrounding town centre controls, up to nine storeys on the Wilga Street Block. One third of respondents said increased height was very important and two thirds said it was not important, with a preference for the Town Centre Controls to be applied to the block.

Wollongong Local Planning Panel Review

On 20 December 2022, the Wollongong Local Planning Panel reviewed a draft Planning Proposal. The draft DCP controls and Urban Design Study was also provided as attachments to the Planning Panel Report. The notes from this meeting are attached to this report (Attachment 2).

The Draft Planning Proposal used the community feedback and urban design study to shape the proposed controls which would bring the block in line with the rest of the town centre and included a limited area of higher heights up to 6 storeys as shown on the map above in the darker colour. These controls have since been revised, however, the following comments provided by the Panel refer to this previous iteration.

Overall, the Panel accepted the principles within the documents and believes the proposal has some merit in that the current zoning needs to be rationalised together with refreshed controls. The Panel recommended the following areas for further investigation -

- The Panel had concerns that the mix of heights from 15m-21m and an increase in FSR was giving away too much with concerns over realising/requiring the delivery of public benefits through a DA process, and under piecemeal redevelopment.
- The Panel supported overshadowing controls and recommended ensuring that there were realistic for winter.
- The panel recommended clearer line of sight and alignment between the Corrimal Town Centre Plan and the proposed Planning Controls through the development of an endorsed strategy.
- The Panel also recommended that any increase to planning controls above that of the surrounding town centre should be linked to amalgamation and clear public benefit and supported by an adopted site-specific strategy.

If the Planning Proposal request is supported by Council and a Gateway determination is issued by the NSW Department of Planning and Environment, then the draft Planning Proposal would be circulated to government agencies for comments and be placed on public exhibition. An exhibition period would be determined by a Gateway determination, but a minimum period of 28 days is suggested.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1 “We value and protect our environment” and goal 2 “We have an innovative and sustainable economy”.

It specifically delivers on core business activities as detailed in the **Land Use Planning Service Plan 2023-24** – including “Review and prepare planning policies, strategic and urban design studies to inform land use planning for the city.” and “Prepare Local Environmental Plans and Development Control Plans, which enable the community’s goals for liveability, sustainability and amenity”

RISK MANAGEMENT

Council is landowner within the Wilga Street Block. To mitigate against perception of bias and to mitigate risk, probity has been put in place to manage the interests between City Strategy as a regulator (policy) and Property and Recreation as a property owner for the duration of this project.

Council officers ensured clear and consistent communication with all land-owners through early notification and by making the draft Urban Design Study available for community consultation in 2022.

Further, this report recommends that the Department of Planning and Environment finalise the Planning Proposal rather than Council using its delegation.

FINANCIAL IMPLICATIONS

This project puts forward changes to planning controls that provide uplift and therefore potential development gain to properties within the Block. This project has not undertaken detailed testing of financial benefits or any implications of what is viable to be realised with the disposal of, or development of Council’s asset. Any financial implications to Council as a landowner will require separate investigations led by Councils Property and Recreation Division and future decisions should be bought before Council.

This project does not incur any financial changes to Council operations.

CONCLUSION

The draft Wilga Street Block Planning Strategy, draft Wollongong DCP 2009 – Chapter B4 Development in Centres – Wilga Street Precinct and draft Planning Proposal have now been prepared. The documents will implement the vision and strategic direction for Wilga Street Block, Corrimal. It is recommended that endorsement be given to progress a draft Planning Proposal to Gateway, and the draft documents be endorsed for exhibition once a Gateway determination is received from NSW Department of Planning and Environment.

OUR WOLLONGONG

JOIN THE CONVERSATION

Review of Planning Controls Wilga St Block Corrimal

Engagement Report

October 2022

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

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

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

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Executive Summary

The Corrimal Town Centre Plan sets the vision and strategic direction for the Corrimal Town Centre. The Plan identifies 5 key sites and the Wilga Street Block is one of these key sites. The Corrimal Town Centre Plan identifies that the planning controls that apply to the specifically to the Wilga Street Block need review. The planning controls allow less development than is allowed in the rest of Corrimal Town Centre, and it is likely that this is why there has been little renewal of the Block over the last few decades. As such, the Wilga Street Block Planning and Design Review was funded within Councils operational plan.



The right planning controls can help create active and successful places. Council has been testing what mix of uses, building types and sizes, and connections will improve the Wilga Street Block for our community

Engagement details

The engagement was undertaken from 24 August to 14 September 2022 with key stakeholders and the community notified through letters, e-mail, media releases, Illawarra Mercury Community Update, Council website and Council social media posts. A project page was created on the Our Wollongong website with links to the Wilga Street Block – Draft Urban Design Study, engagement tools including an online survey. Corflute signs with QR codes linking to the engagement page were placed at 20 sites across the Corrimal Town Centre. Information was available at the Corrimal Community Centre and Library. An information stand for the general community and a focus group for community groups were held. Council held one-on-one meetings with several landowners in the Block.

Engagement Participation

The community, business owners and landowners were asked to provide general feedback on the Review of Planning Controls for the Wilga Street Block in Corrimal. The project page had 1,350 unique visits, we received 48 online surveys and 5 hard copy surveys were completed. 17 written submissions (letters) and four emails were also received.

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

What we heard

Feedback was received from individuals, community groups, and landowners, via online surveys, hard copy surveys, letters and emails.

From the surveys

Most people either lived in Corrimal and the surrounding areas and shop in the town centre. Most people visiting the block went to the Corrimal Mall, arrived by car, or walked, and parked in the Coles multi-storey car park.

Just over half the people completing the survey (including hard copy surveys) said they thought the block needed to be developed (26 people), with the remaining saying they were against the redevelopment (17 people), and some were unsure (9 people).

The community told us that the following were **very important** to them:

- Mid-block pedestrian connections (45 people)
- Playground and sportsgrounds not being overshadowed by buildings on the Block (42 people)
- A range of different shops, places to eat and services available (41 people)
- Views of the escarpment and Brokers Nose are retained (40 people)
- Comfortable places to sit and meet with others (40 people)
- The character of the main street (Princes Highway) is enhanced (40)
- New buildings are as tall as they are in the rest of the Town Centre – up to 4 storeys (33 people)
- Buildings open onto the park, offering surveillance and activity (32)

The community told us that the following were **not important** to them:

- New buildings are taller than the rest of the Town Centre – up to 9 storeys (39 people)
- There are more people living on the block in a mix of townhouse and apartments (28 people).

From letters and emails

Written submissions were received from landowners, business owners and community members. Fifteen of the submissions were letters using the same format with slight differences in content and all supporting high densities outcomes.

Some submissions (letters and emails) included comments that align with the survey questions. These submissions said **the following aspects were very important**:

- New buildings are taller than the rest of the Town Centre – up to 9 storeys (15 people)
- Views of the escarpment and Brokers Nose are retained (5 people)
- There are comfortable places to sit and meet with others (5 people)
- Mid-block pedestrian connections (3 people)
- Playground and sportsgrounds not being overshadowed by buildings on the Block (1 person)
- The character of the main street (Princes Highway) is enhanced (1 person)

Combining the results from the online surveys, feedback forms, emails and letters, the community told us mid-block connections, retaining views of the escarpment and Brokers Nose, comfortable places to sit and meet with others and the playground and sportsgrounds not overshadowed by buildings on the Wilga Street block were very important.

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

There were mixed views on allowing new buildings up to 9 storeys on the Wilga Street block. 16 people said it is very important and 39 saying it is not important.

Next steps

This round of informal engagement will be used to inform the drafting of planning controls for the Wilga Street Block, Corrimal.

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Background

The Corrimal Town Centre Plan sets the vision and strategic direction for the Corrimal Town Centre. The Plan identifies 5 key sites and the Wilga Street Block is one of these key sites. The Corrimal Town Centre Plan identifies that the planning controls that apply to the Wilga Street Block need review. The controls allow less development than is allowed in the rest of Corrimal Town Centre. This has meant that we have seen little renewal of the buildings and facilities on the Block.

Council commenced the Wilga Street Block Planning and Design Review at the end of 2021. Council commissioned an Urban Design Study to investigate planning controls that apply to the Block and to define whether there is strategic merit in amending the planning controls that apply to the Block. This draft Urban Design Study has been prepared by SJB on behalf of Wollongong City Council and formed the foundation of the engagement. Prior to changing any planning controls Council is asking the community, residents, and businesses owners how the Wilga Street block could look in the future.

Stakeholders

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

- Residents living in Corrimal and surrounding suburbs
- Community members who shop and work in the Corrimal Town Centre
- Community groups including –
 - Corrimal Business Chamber
 - Corrimal Rangers Football Club
 - Illawarra Churches Soccer Association
 - Corrimal Community Action Group (CCAG)
 - Corrimal Revitalisation Action Group (CRAG)
 - Corrimal United Church
 - Corrimal Rotary
 - Corrimal Lions Club
 - Aspect Corrimal
 - Corrimal (Korrahill) Scouts
 - Neighbourhood Forum 4
 - RSL board member
 - Corrimal Uniting Church
 - Neighbourhood Forum 4
 - CRAG
- Local schools – Corrimal Public School and St Columbkille's Catholic Parish Primary School
- Business owners in the Wilga Street block

Methodology


A wide variety of methods were used to communicate the engagement to stakeholders and invite their participation. See Table 1 for a full list of communication and engagement methods.

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Table 1: Communication and engagement methods

Methods	Details
Communication Methods	
Letters to residents and community groups	Letters were sent to residents, businesses, schools in a 500metre radius of the Wilga Street Block. Community groups including Neighbourhood Forum 4 and Corrimal Revitalisation Action Group also received letters. The intent of the letter was to notify these community members of the project, providing details of the Information Stand and a link to the project page on the Council engagement website encouraging them to visit the website and complete the online survey.
Letters to landowners	Letters were sent to all landowners within the Wilga Street Block inviting them to speak to Council staff one-on-one and directing them to the Engagement page for more information.
Engagement Posters	<p>Council staff installed 20 corflute posters in prominent positions around the Wilga Street Block in Corrimal. The intent of the poster was to notify the community of the project and through scanning the QR code on poster allowed the community to access the project page.</p> 
Our Wollongong website	<p>The project webpage hosted background information and supporting documents and the Online Survey which was a main engagement tool. The intent of this page was to create an accessible location will all information available to the community as well as a method to provide feedback.</p> <ul style="list-style-type: none"> • FAQ's • Link to Corrimal Town Centre Plan • Link to the draft Urban Design Study • Details on Information Stand • Online survey

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Community Update	A notice appeared on the Councils Community Update page in the 31 August 2022 edition of the Illawarra Mercury. The intent of this notice was to promote the engagement.
Media releases	A media release Breathing new life into Wilga St, Corrimal about the engagement was distributed on 29 August 2022. The intent of this notice was to promote the engagement.
Engagement Methods	
Our Wollongong website	<p>An online survey was created to allow the general community a place to share their views on the look and feel of the block in the future, through guided questions.</p> <p>Hard copy versions of this survey were also made available at Corrimal Library.</p>
Information stand	<p>The community were invited to talk to Council Officers at an information stand in Memorial Park, Corrimal on Saturday 3 September from 10am – 12noon.</p> 
Focus Group	Emails were sent to 16 different community groups inviting them to attend a Community Focus Group meeting on Monday 5 September from 6pm to 8pm. Six representatives from key community groups within Corrimal attended. A presentation was utilised to share information and guide conversations and feedback.
Conversations	All landowners within the Wilga Street Block were notified in writing and offered a one-on-one meeting with Council staff. Project Two landowners accepted the meeting offer. Officers attended two one-to-one meetings with Landowners of the Wilga Street Block. Another landowner attended the general community Information Stand in Memorial Park.

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Results

This section of the report provides details on the engagement activities (Table 2) and the online participation summary (Table 3). Tables 4 – 9 show the results from the online survey and hard copy surveys. Tables 10 – 11 show a summary of the submissions from letters and emails. Comments from those attending the Focus Group are summarised, although not treated as a formal submission. The two landowners that attended one-on-one meetings provided written submissions and their comments have been incorporated into tables 10 and 11.

Engagement Participation Results

Details of the number of participants for each engagement activity are presented in Table 2.

Table 2: Engagement participation results

Engagement activity	Participation
Information Session	11
Face to face meetings and presentations by the Project officer	2
Focus Group session	7
Survey	53
Online 48	
Hard copy 5	
Written submissions	21
E-mails 4	
Letters 17	

Online Engagement Results

A total of 48 online submissions were received online. Table 3 presents the usage statistics for the project page on Council's website.

Table 3: Summary of online participation

Measure and Explanation	Usage
Unique Site Visits –Total number of visits to the project page	1,350
Aware – Total number of users who viewed the project page	1,138
Informed – Total number of users who opened a hyperlink or read a document	368
Engaged – Total number of users who have actively contributed to the project via the project page	48

Survey results

The community were asked questions about their relationship to the Corrimal Town Centre, what sites they visit and how they access the Wilga Street Block and where they park. The community were then asked to consider 10 different statements relating to possible changes on the Block and rate their level of importance. The final questions asked if the Wilga Street Block should be redeveloped. 48 online surveys and five hard copy surveys were completed. The results are combined in the following tables.

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Table 4: Relationship to the Corrimal Town Centre

Relationship to Corrimal Town Centre	No. of responses
I work or own a business in the Corrimal Town Centre	4
I shop in the Corrimal Town Centre	42
I live in Corrimal (or surrounding suburbs)	48
I visit the Corrimal Town Centre for reasons other than work or shopping	22

In this question, the community could select all options that applied to them. Most people completing survey said they lived in Corrimal (or surrounding suburbs) and shop in the Corrimal Town Centre. Almost half the respondents said they visit the Centre for reasons other than work and shopping. Four respondents said they work or own a business in the Corrimal Town Centre.

Table 5: How the community uses the Wilga Street Block

How the community use the Wilga Street Block	No. of responses
Corrimal Park Mall (Coles, Aus Post, Service NSW etc)	53
Luke's Place Playground	20
Sports fields (tennis courts, soccer fields)	18
Corrimal Memorial Park (generally)	28
Corrimal RSL and Memorial Club	38
Cafes/restaurants along Princes Highway	38
Offices and shops along Princes Highway	34
Houses and apartments	10

For this question, community members could select all options that applied. Visiting the Corrimal Park Mall received the most responses (53). Visiting the Corrimal RSL and Memorial Club (38) and café/restaurants (38) and offices and shops along Princes Highway (34) were listed as reasons for using the Wilga Street Block.

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Table 6: How do you access the uses you visit in the Wilga Street block?

How do you access the Wilga Street Block?	No. of responses
I catch the bus	2
I walk	38
I arrive by car	39
I cycle	9
I walk there after parking elsewhere in the Town Centre	14

Most people visiting the Wilga Street block arrive by car (39) or walk (38), with fewer people walking there after parking elsewhere in the Town Centre. The remainder cycle or catch the bus.

Table 7: Where do you park?

If you arrive by car, where do you most often park?	No. of responses
On the street (such as on Collins or Wilga Street, Princes Highway)	9
Corrimal RSL and Memorial Club off-street carpark	3
Corrimal Park Mall multi-storey off-street carpark	21
Council owned off-street carpark	6
I park elsewhere (outside the Block)	2

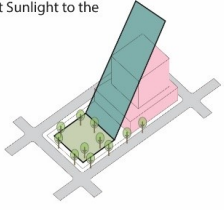

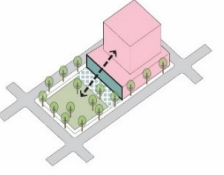

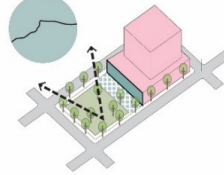

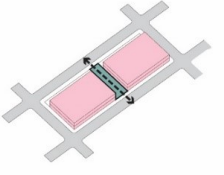




Most people who arrive by car, park in either the Corrimal Park Mall multi-storey off-street carpark (21), on the street (9) or in the Council owned off-street carpark (6).

In the next section of the survey, the community were asked to consider how important each of the following 10 statements were when considering changes being made to the Wilga Street Block. They could select very important, slightly important, or not important. The online survey contained images against each statement to provide a visual representation of the aspect being rated.





Table 8: How important to you are the following statements

Statements	Very important	Slightly important	Not important
The playground and sportsgrounds are not overshadowed by building on the Block	42	6	5

Review of Planning Controls Wilga Street Block Corridor – Engagement Report October 2022

<p>Protect Sunlight to the Park</p> 					
<p>Buildings open onto the park, offering surveillance and activity</p> <p>Buildings open onto Park</p> 			<p>32</p>	<p>18</p>	<p>3</p>
<p>View of the Escarpment and Brokers Nose from the Park and Sportsground are retained</p> <p>Views to Escarpment</p> 			<p>40</p>	<p>9</p>	<p>4</p>
<p>The uses around and within the Block are linked by pedestrian connections making it easy and safe to walk around and through</p> <p>Mid-block connections</p> 			<p>45</p>	<p>7</p>	<p>1</p>
<p>There are comfortable places to sit and meet with others</p> <p>Places to sit and meet people</p> 			<p>40</p>	<p>9</p>	<p>4</p>
<p>The character of the main street (Princes Highway) is enhanced</p> 			<p>40</p>	<p>9</p>	<p>4</p>

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

<p>There are a range of different shops, places to eat and services available</p>  <p>Mix of uses</p>	<p>41</p>	<p>9</p>	<p>3</p>
<p>There are more people living on the block in a mix of townhouses and apartments</p>  <p>People living in townhouses and apartments</p>	<p>10</p>	<p>15</p>	<p>28</p>
<p>New buildings are as tall as they are in the rest of the Town Centre (up to 4 storeys)</p>  <p>Building up to 4 storeys</p>	<p>33</p>	<p>9</p>	<p>11</p>
<p>New buildings are taller than the rest of the Town Centre (up to 9 storeys)</p>  <p>Building up to 9 storeys</p>	<p>9</p>	<p>5</p>	<p>39</p>

Most of the statements were considered **very important**. Those completing the survey said new buildings taller than rest of the Town Centre (up to 9 storeys) is not important (39), and that new buildings as tall as they are in the rest of the Town Centre (up to 4 storeys) is very important (33). Views were mixed about more people living on the block in a mix of townhouses and apartments with 28 saying this isn't important and 15 saying it was slightly important and 10 thinking it is very important.

The final survey question asked the community their view on whether or not the Wilga Street Block needs to be redeveloped.

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Table 9: Does the Wilga Street Block need to be developed?

Does the Wilga Street Block need to be redeveloped	No. of responses
Yes	26
No	17
Unsure	9

Just over half of the people answering the survey said they thought the block needs to be developed, with the remainder stating they were against the redevelopment (17), and some were unsure (9).

General comments received via hard copy feedback forms included requests for more picnic tables closer to Luke’s Place as well as an outdoor café or food truck. One comment said a facelift for the block would be good but not at the expense of losing escarpment views.

Focus Group

Emails were sent to 16 different community groups inviting them to participate in a Focus Group on 5 September 2022. Six representatives from the community groups attend. This engagement activity included a PowerPoint presentation covering a range of topics including: a recap of the Corrimal Town Centre Plan; the Wilga Street Block study area; difference in planning controls; purpose of the review; the engagement process; challenges and opportunities of the site; testing layouts and densities; structures on the site; town centre controls; new controls up to 9 storeys; residential and park interfaces; views of the escarpment and protecting sunlight to Memorial Park. Attendees were able to ask questions and make comments throughout the presentation.

Attendees commented on :

- Seeking clarity on terms, DCP/LEP process, ownership of land on the block and split zoning
- Concerns raised about protecting existing trees and views, need for greater pedestrian access and links on the block, more parking needed, continuity of physical stores and services in the Town such as banks and the post office
- There are opportunities to create a gateway into the town and create accommodation
- Graduated development of the block preferred, need to consider traffic impacts, protect views
- Questions raised about the height limits in centres
- Massing options were discussed with concerns raised about allowing 8-9 storey buildings, some felt more comfortable with a mix of heights some 4 some 6 storey, with gaps in between. Fear that higher buildings would mean a loose of the village feel of Corrimal.
- Setbacks from the Park to maximise sunshine was favoured.

The comments above are an indication of the important issues the representatives wanted to discuss. These are not considered a formal submission.

Meetings with Wilga Street Landowners

All landowners on the Wilga Street Block were invited to arrange a one-on-one meeting with Council staff. Two landowners accepted the invitation to attend meetings. Both landowners made written submissions,

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

the themes from their submissions have been incorporated in the results listed in Tables 10 and 11. One landowner attended the general community Information Stand on 5 September in Memorial Park.

Comments from written submissions and email

Written submissions came from 3 landowners, 1 community group, and 17 individuals (15 were very similar content, which appeared to be part of an organised response, and were counted as separate submissions). A summary of comments received from written submissions and emails have been themed and appear in Tables 10 and 11 below.

Some written submissions comments aligned with the survey questions and are shown in Table 10.

Table 10: Importance of issues that align to statements listed in the online survey

Statements	Very important	Slightly important	Not important
The playground and sportsgrounds are not overshadowed by building on the Block	2		
Buildings open onto the park, offering surveillance and activity	1		
View of the Escarpment and Brokers Nose from the Park and Sportsground are retained	5	2	1
The uses around and within the Block are linked by pedestrian connections making it easy and safe to walk around and through	3		
There are comfortable places to sit and meet with others	5		
The character of the main street (Princes Highway) is enhanced	1		
There are a range of different shops, places to eat and services available	8		
There are more people living on the block in a mix of townhouses and apartments	7		
New buildings are as tall as they are in the rest of the Town Centre (up to 4 storeys)	2		
New buildings are taller than the rest of the Town Centre (up to 9 storeys)	16		1

Most written submissions said it was **very important for new buildings in the Wilga Street Block to be taller than the rest of the Centre** (16 submissions); there were a range of different shops, places to eat and services available (8 submissions); more people living on the block in a mix of townhouses and apartments (7 submissions), there are comfortable places to sit and meet with others, with view of the escarpment and Brokers Nose from the Park and Sportsgrounds to be retained (5 submissions each).

Ten other themes raised in the written submissions are summarised in Table 11 below.

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Table 11: Other themes raised in written submissions

Other themes	Very important	Slightly important	Not important
Logical development	2		
Quality development	2		
Business zone	4		
Traffic and parking	4		1
Variety in height	4		
Increased population/housing	10		1
Apply to Corrimal not just the Block	3		
Protect key services	3		
Feasibility	3		
Further engagement and refinement needed	2		

Of all the other **themes** raised in written submissions the following were considered **very important**: increased population/housing (mentioned in 10 submissions); business zone, traffic and parking and a variety of height (each mentioned in 4 submissions); protecting key services and feasibility (each mentioned in 3 submissions).

Combined results

Combining the results from the online surveys, feedback forms, emails and letters, the community told us the following were **very important**:

- mid-block connections
- retaining views of the escarpment and Brokers Nose
- comfortable places to sit and meet with others
- the playground and sportsgrounds not overshadowed by buildings on the Wilga Street block.

There were **mixed views** on allowing new buildings up to 9 storeys on the Wilga Street block. 16 people said it is **very important** and 39 saying it is **not important**.

The table below provides a comparison of this feedback by theme:

Table 12: Combined survey and submission responses

Statements	Very important		Slightly important		Not important	
	Survey	Submiss	Survey	Submiss	Survey	Submiss
The playground and sportsgrounds are not overshadowed by building on the Block	42	2	6		5	

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Buildings open onto the park, offering surveillance and activity	32	1	18		3	
View of the Escarpment and Brokers Nose from the Park and Sportsground are retained	40	5	9	2	4	1
The uses around and within the Block are linked by pedestrian connections making it easy and safe to walk around and through	45	3	7		1	
There are comfortable places to sit and meet with others	40	5	9		4	
The character of the main street (Princes Highway) is enhanced	40	1	9		4	
There are a range of different shops, places to eat and services available	41	8	9		3	
There are more people living on the block in a mix of townhouses and apartments	10	7	15		28	
New buildings are as tall as they are in the rest of the Town Centre (up to 4 storeys)	33	2	9		11	
New buildings are taller than the rest of the Town Centre (up to 9 storeys)	9	16	5		39	1

ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	20/12/22
PANEL MEMBERS	Sue Francis (Chair), Scott Lee (Expert Panel Member), Brendan Randles (Expert Panel Member)

Meeting held at on-line and at Wollongong City Council, 41 Burelli Street, Wollongong on 20/12/22 opened at 10am and closed at 12noon.

MATTER DETERMINED

Item 1 - Planning Proposal – Princes Highway – Wilga Street, Corrimal

PUBLIC SUBMISSIONS

The Panel heard from:

- Council officers

PANEL CONSIDERATION

The Panel considered the Council officer’s report, the draft Planning Proposal request and the discussion at the meeting.

PANEL DECISION

1. The Panel considers that the proposed Planning Proposal for the Wilga Street – Princes Highway block at Corrimal as presented to the Panel, has some merit in that the current zoning needs to be rationalised together with some of the anachronistic provisions. Certainly, the land has the capacity and opportunity for redevelopment in a way that enhances and invigorates the town centre and integrates and promotes public accessibility through the site and leverages its relationship to nearby public open space. However, the Panel considered the tool for the delivery of this change might need reconsideration.
2. The Panel accepts the principles within the design documents about what is proposed however suggests that an alternate mechanism be used. The Wilga Street Block Study and community consultation should form the basis of a Council endorsed Strategy for the block to guide future developer led Planning Proposals which can contribute to the delivery of desirable and needed public benefits.
3. The Panel considers that Council should also use the information in the Wilga St Block Study and community feedback to revisit and update the Corrimal Town Centre Strategy. Consideration should be given to how the block fits into to the town centre, where are the appropriate location for any built form increases in the town centre, public benefits, any infrastructure improvements, and extend the principles to include the eastern part of the Wilga Street block.

In terms of the summary of proposed planning controls contained in the report to the Panel, the Panel advises:

1. Extend the B2 Local Centre Zoning to the full extent of the Block and including Wilga Street from Collins Street to Memorial Park
Comment: Supported
2. Remove the 499 minimum lot size requirement from the Block
Comment: Supported
3. Amend the existing height limit (9m) to include areas of 15m and 20m to encourage a mixed 2, 4 and 6 storey outcomes.
Comment: The Panel accepts that in seeking redevelopment of land, some form of uplift is usually required. However, as currently proposed there is no incentive for such redevelopment to occur and

the Council risks the ‘cream’ sites being developed in isolation of the remainder of the sites. Potentially, no integrated redevelopment will occur, and no public benefits will be secured. The Panel would rather a Strategy be endorsed focusing on the desired future outcome for the whole of the Block, including public domain and public benefit attributes, with a mechanism, including site consolidation and public benefit incentives, that need to be utilised in any developer led Planning Proposal in order to achieve the maximum yields in terms of FSR and height

4. Amend floor space ratio controls to reflect amended zoning and height outcomes

Comment: see 3. above

5. Map the Block as a Key Site, meaning future development will need to be assessed against the design excellence requirements of clause 7.18

Comment: Supported. Any developer led PP could be accompanied by a concept DA establishing the design and massing principles with the taller built forms and public domain the subject of a design competition or review by a Design Excellence Panel.

6. Map where active frontages are required across the block (clause 7.19)

Comment: The introduction of an Active frontage control is supported, in principle. However, it is not demonstrated that its location(s) aligns with a resilient and well resolved master plan. While active frontage along the Highway and partial interfaces to the north and south are understood, the long park interface will require a continuous public street or pedestrian path for this to work - is this on the subject site or requiring an excised portion of the public park? It is also not clear what would be commercially feasible deep into the site (e.g., southeast corner); this has not been demonstrated by a comprehensive master plan. Nor is it clear what extent of Wilga Street should be designated as active uses (if any) or if this interface should be proposed as row or alternate lower scale development.

In terms of detail, consideration needs to be given to how the active frontage statutory provision would be addressed should redevelopment not occur. Eg, as currently drafted it is triggered by a change of use and the erection of a building. So, it would be triggered by a DA to change the use of any of the existing buildings or any alterations and additions to those buildings. As drafted it is a provision that needs satisfaction in order to grant approval to a DA. No discretion is inbuilt into the provision.

7. Introduce overshadowing controls to protect sunlight to Luke’s Place Playground and the Memorial Park Sportsgrounds.

Comment: Supported. These should be enshrined in the Strategy but given the Park is to the south of the development area, they should not be too stringent to prevent good urban design outcomes and some overshadowing in winter may be unavoidable. The DCP should provide interface sections to demonstrate good built form and acceptable overshadowing along the southern interface

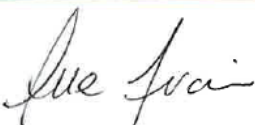

8. Amend Additional Permitted Use mapping to enable residential flat buildings to be permitted on lots with no active frontage mapping


Comment: Supported in principle but this highly dependent on a concise master plan - layouts currently provided are not appropriate.

9. Prepare provisions to levy contributions for affordable housing;

Comment: Agree. This should be done concurrently with any Strategy as well as consideration for and the delivery of other public benefits.

The decision was unanimous

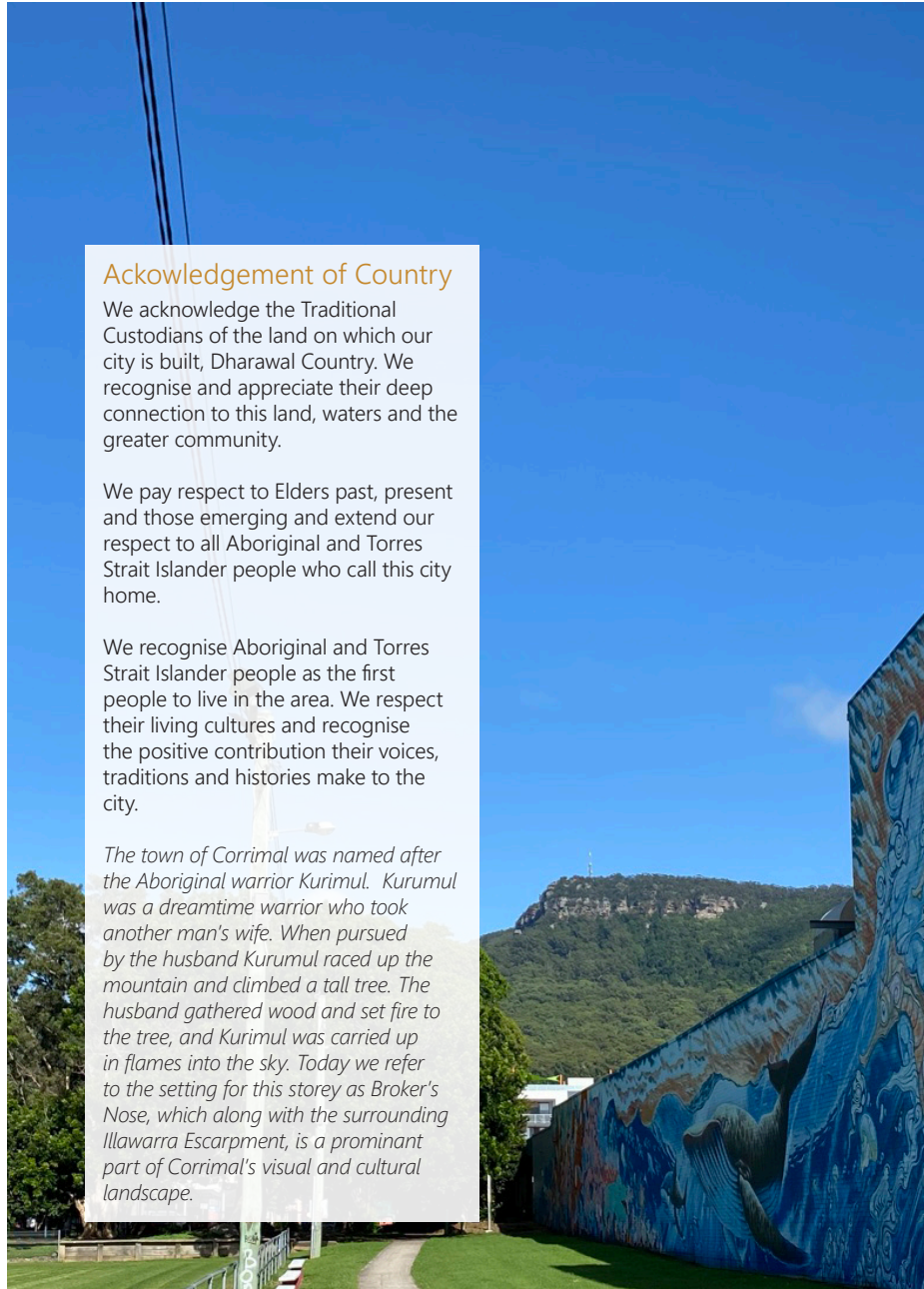
PANEL MEMBERS	
 Sue Francis (Chair)	 Brendan Randles

 Scott Lee	
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Draft

Wilga Street Block, Corrimal *Planning Strategy*

March 2023



Acknowledgement of Country

We acknowledge the Traditional Custodians of the land on which our city is built, Dharawal Country. We recognise and appreciate their deep connection to this land, waters and the greater community.

We pay respect to Elders past, present and those emerging and extend our respect to all Aboriginal and Torres Strait Islander people who call this city home.

We recognise Aboriginal and Torres Strait Islander people as the first people to live in the area. We respect their living cultures and recognise the positive contribution their voices, traditions and histories make to the city.

The town of Corrimal was named after the Aboriginal warrior Kurimul. Kurimul was a dreamtime warrior who took another man's wife. When pursued by the husband Kurimul raced up the mountain and climbed a tall tree. The husband gathered wood and set fire to the tree, and Kurimul was carried up in flames into the sky. Today we refer to the setting for this story as Broker's Nose, which along with the surrounding Illawarra Escarpment, is a prominent part of Corrimal's visual and cultural landscape.

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This Strategy has been prepared by Wollongong City Council, informed by technical studies:

- Urban Design Study, prepared by SJB
- Feasibility Analysis prepared by SGS Economics and Planning



1 Introduction

Background

Corrimal Town Centre is the Major Town Centre servicing Wollongong’s Northern Suburbs. Major Town Centres are integral places for our community, providing a wide range of goods, services, community infrastructure, employment opportunities and medium density housing.

In 2015 Wollongong City Council adopted the Corrimal Town Centre Plan 2015-2025 (the Plan). The Plan sets a long-term aspiration for a liveable and vibrant Town Centre. The Plan provides the strategic foundation for the Wilga Street Block Planning Strategy (the Strategy).

The Plan identifies the Wilga Street Block (the Block) as a key site that may have future redevelopment potential if current constraints were adjusted. It recommends further studies to investigate how a high quality built form outcome could be delivered if development capacity was increased above the current controls.

To deliver on this recommendation Council has undertaken a strategic planning and design review of the Block. The review involved a number of technical studies which sought to answer the following questions:

1. What is the best structure, built form and land use outcome for the Block?

2. What planning controls need to be amended to support this?
3. What options are available for Council’s land holdings to help facilitate this?

The Urban Design (SJB) and Feasibility (SGS) studies have informed how planning policy can better guide development on the Wilga Street Block and align it with the aspirations set out in the Plan.

Purpose of the Strategy

The revitalisation of the Block is an opportunity to deliver a mixed-use precinct in line with the community’s future needs.

This Planning Strategy provides the strategic direction for the Block, enabling a line of site between the Corrimal Town Centre Plan and recommendations for changes to the Wollongong LEP 2009 and Wollongong DCP 2009: Chapter B4 Development in Business Zones.

The recommendations for changes to planning controls are guided by existing strategic policy, and developed through context analysis, design principles and built form testing. Recommendations have been informed and refined through community consultation, peer review and advice from the Wollongong Local Planning Panel.



2 Study Area

Wilga Street Block

The Wilga Street Block provides a northern anchor to the Corrimal Town Centre. Its 4 boundaries interface with a range of different urban conditions.

The Block's western boundary addresses Corrimal's fine grain high street - the Princes Highway. To the south the block shares an important interface with Corrimal Memorial Park, a key place for users of all ages for gathering, playground and recreation uses. To the east is Wilga Street, a wide cul-de-sac with a mixed residential, commercial and recreational street frontage which provides primary vehicle access to many uses within the Block. Collins Street to the north marks the transition point of the town centre to the surrounding low-density residential area.



Wilga Street Block (red outline) within Corrimal Town Centre (blue shape) (SJB)



Wilga Street Block Study Area (SJB)

Land ownership and lot configuration

Land ownership of 75% of the Block currently sits with three major land holders:

1. Corrimal RSL and Memorial Club
2. Wollongong City Council
3. Corrimal Park Mall

There are a range of different land uses present including retail premises, business premises, a club, an at grade carpark and residential dwellings and flat buildings. Buildings are concentrated on the boundaries and address the street. Adhoc amalgamations and subdivisions over the time have resulted in cadastral lot boundaries that are haphazardly aligned, unusually shaped and fragmented. In some cases this land ownership pattern and fragmented lot configuration has created unusual shaped lots that are highly constrained and presents challenges for future redevelopment and site consolidations.

Council owned Land

Wollongong City Council is one of the major landowners, with a land holding in the centre of the Block (2). Lot 5 DP 37769 known as 101 Wilga Street, Corrimal is a 3,781m² allotment which is classified as Operational Land. The land functions as a commercial asset having been leased to

an adjoining land owner since the 1980s. The land is utilised as an off street carpark providing approximately 80 spaces, used by visitors to the Block, Town Centre and Memorial Park. This lot provides rear vehicle access to the properties fronting the Princes Highway.

Through this project, Council sought to develop a clear understanding of the strategic benefits and merits of changes to this land holding to inform future investigations by Council.

The analysis found that the sites current format has limited redevelopment potential due to the narrow lot street frontage and competing access arrangements. The lot location, and layout also limits the potential for adjacent landowners to redevelop and for revitalisation to occur. Amalgamation with neighbouring lots could enable a clear street address and facilitate future redevelopment by diversifying the offer of the block whilst delivering clear public benefit.

This Strategy and Study does not commit Council to relinquishing it's asset within the Wilga Street Block. Rather outlines the opportunities for this land to contribute to an improved outcome through inclusion of additional uses and alternative lot configuration and highlights the implications of retaining the asset as is.



Wilga Street Block land ownership (SJB)

- Key
- Site boundary
 - Strata ownership

Current Planning Framework

The *Urban Design Study* interrogates the existing planning framework, testing different development outcomes to inform changes to planning controls.

The planning controls regulating development on the Wilga Street Block are more restrictive than those for the rest of the Town Centre.

	Town Centre	WSB
Zone	Local Centre	Local Centre and Low Density Residential
Height	15m	9m
FSR	1.5:1	1.5:1 and 0.5:1

The planning controls on the Block have led to the existing low-density condition which has seen minimal redevelopment over the past 30 years. The existing built form is not in a desirable condition and renewal of the Block would lead to greater amenity and community benefit.

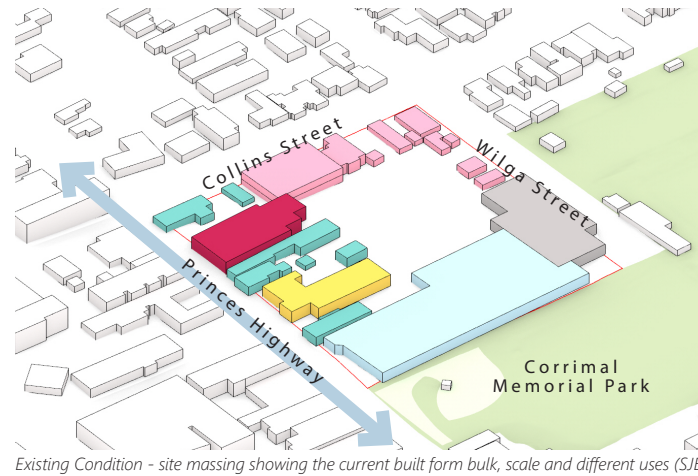
Existing development sits at or below the level of development that is currently permissible. Despite the low scale, the existing buildings along Memorial Park cause partial overshadowing of Lukes Place Playground, and the northern edge of the sportsfield.

Under current controls and without amalgamation, there is minimal incentive for redevelopment to occur or revitalisation to take place. The available 'uplift' in yield is minor or even reduced and in some instances requires existing use rights to maintain retail uses. Feasibility analysis completed by SGS Economics and Planning, determined that the LEP controls would be unlikely to lead to revitalisation in the foreseeable future.

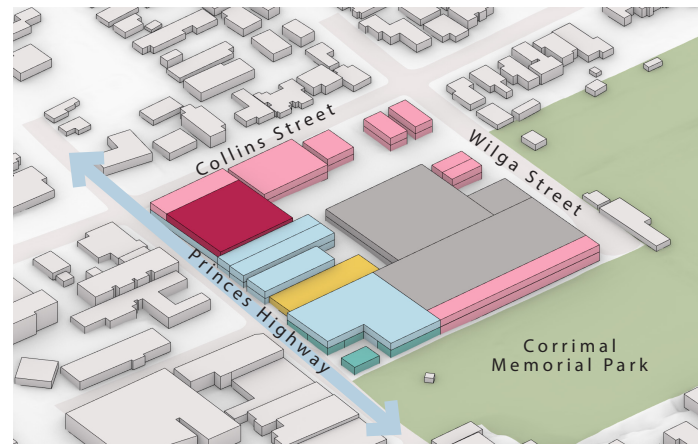
The *Urban Design Study* tested different layouts and development densities that achieve a more permeable, activated and consolidated Block. This testing demonstrated that an increase in density on the Block has merit, and that a built form response equal to and in some areas above the town centre controls can perform well against the objectives for the Block.

The existing planning controls are limiting the ability for the site to be redeveloped and the existing amenity is very low. For this reason, revised planning controls are important to enable the revitalisation of this key site within the Corrimal Town Centre.

Please refer to the Urban Design Study for in-depth testing and evaluation of scenarios including solar access, views etc.



Existing Condition - site massing showing the current built form bulk, scale and different uses (SJB)



Indicative development potential under Wollongong LEP 2009 controls. This site massing proposed assumes no amalgamation, other than current ownership patterns (where land owners have multiple adjacent lots). (SJB)

3 Strategic Direction and Recommendations

The Corrimal Town Centre Plan is the foundation for the Vision, Objectives and Design Principles defined for the Wilga Street Block. This foundation was built upon through the analysis and recommendations of the Urban Design Study, in order to produce a site-specific strategic direction for the Block. The importance of these objectives and principles to the community was reinforced through the Wilga Street Block Community Survey.

Vision

The Wilga Street Block will be a vibrant and flexible mixed-use precinct that strengthens the role and identity of Corrimal Town Centre. It will support the growth of the local community, with services and amenities that align with Council's strategic priorities and the reality of delivery and staging.

Memorial Park and the Princes Highway will be enhanced through improved street interfaces and public realm upgrades. Comfortable streets and improved active transport connections will support a uniquely walkable environment and minimise the role of cars.

Objectives and Design Principles

- **A place for all**

A high-quality town centre supported by accessible, diverse and attractive offerings.

- **Vibrant mixed-use precinct**

A place-based approach that is sensitive to the needs and desires of the community it serves.

- **High amenity precinct**

Create a network of cool, comfortable and connected places where people can dwell.

- **Improved pedestrian experience**

Prioritise a walkable neighbourhood where the pedestrian experience is safe and comfortable.

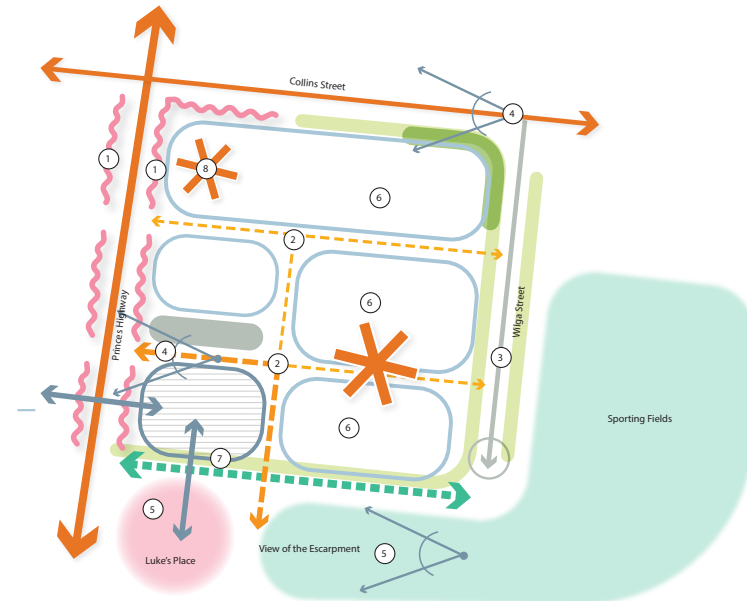
- **Consolidated access and servicing**

Parking and servicing is functional, adequate and discreet.

- **Improved development outcome**

Encourage revitalisation of the town centre through redevelopment of this key block to provide greater public benefit.

The following pages include recommendations for how these objectives and design principles will be translated into planning controls, and how they link back to the adopted Corrimal Town Centre Plan.



Wilga Street Block Concept Diagram (SJB)

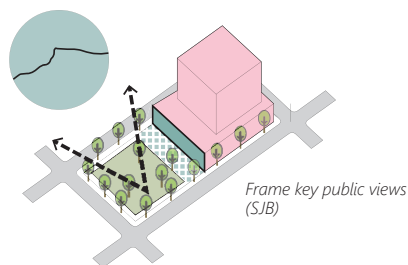
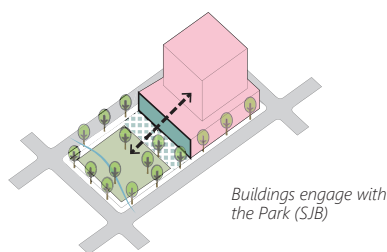
1. Retain mainstreet character with active frontages
2. Improve block permeability for pedestrians
3. Locate vehicle access and servicing to Wilga Street
4. Maintain key views to the Escarpment
5. Protect sunlight to Memorial Park
6. Strengthen lot layouts and allow for logical site consolidation and development
7. Enhance the connections to and the interface with the Memorial Park
8. Investigate the potential for the distribution of tower forms across the block

Key	
	Active frontages
	Servicing
	Permeability
	Viewlines to Brokers Nose
	Retail and dining attraction
	Block definition
	Tower forms
	Interface with the park
	Playground
	Ground Setbacks

1. A place for all - A high-quality town centre supported by accessible, diverse and attractive offerings

The analysis has found that the current planning framework is compromising the ability for increased diversity and density of housing, and limiting activation of the Block. Specifically a lack of passive surveillance (few residents) and poor interface with Memorial Park results in a lack of interaction between Memorial Park and uses within the Block.

This objective aims to ensure that the planning framework supports a diverse residential population with a form and offer that celebrates its site-specific qualities and is safe and welcoming to all.

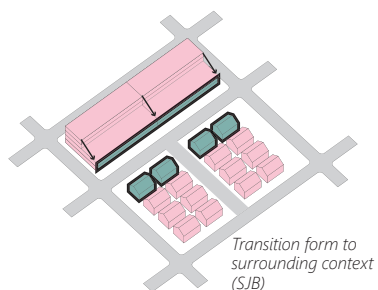
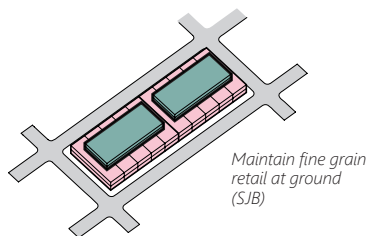


<i>Design Principles</i>	<i>Recommendations</i>	<i>Link to Corrimal Town Centre Plan</i>
Meaningfully integrates Dharawal culture and heritage into the development	<ul style="list-style-type: none"> Design buildings to engage with Corrimal Creek through Memorial Park Frame key public views through to the Escarpment 	<p><i>A Distinct Identity;</i> <i>A Thriving Community Heart;</i> <i>Strong Connections;</i> <i>Pride in Quality Spaces</i></p>
Improve safety and amenity through passive surveillance and activating edges	<ul style="list-style-type: none"> Require active frontages along the Princes Highway and Memorial Park Facilitate passive surveillance to the Park by increasing height and FSR controls to unlock upper storey residential apartment development Introduce DCP controls for residential uses at ground to deliver passive surveillance of the street 	
Housing diversity and affordability models to encourage diversity	<ul style="list-style-type: none"> The Housing SEPP incentivises affordable housing. This is an appropriate mechanism under the existing controls in the rest of the town centre. Consider a further requirement for Affordable Housing for development proposals that seek to exceed controls in excess of those in the rest of the Town Centre Provide housing diversity and choice by increasing housing density on the block. 	
Spaces for people to occupy (for free) that activates the block day and night	<ul style="list-style-type: none"> Improve pedestrian access and public domain amenity along the northern boundary of Memorial Park, at the interface of the southern boundary of the Wilga Street Block. Provide Passive Surveillance to Park 	
Public open space that is inclusive and accessible to all	<ul style="list-style-type: none"> Improve the public domain in the Park at the interface with the southern boundary of the Wilga Street Block. Consider upgrades to pedestrian footpaths, new street furniture and lighting to provide a high quality, level access from the Park into the Wilga Street Block tenancies Introduce pedestrian permeability through the block in the form of pedestrian laneways that respond to key desire lines 	

2. A vibrant mixed-use precinct - A place-based approach that is sensitive to the needs and desires of the community it serves

The analysis found that the current planning framework isn't facilitating the efficient use of the Block in alignment with the role of the Town Centre and in support of the surrounding public open space. The low-scale buildings and minimal active frontages has resulted in a form that has low amenity and limited ability to cater for the future needs of our community.

This objective aims to ensure that the planning framework supports the retention and viability of a variety of uses within a built form that provides a clear identity, strong character and considered integration within the Town Centre.

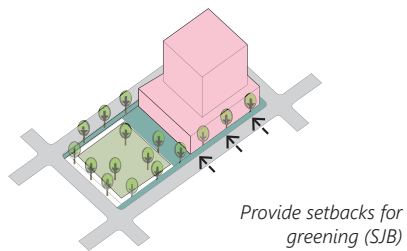
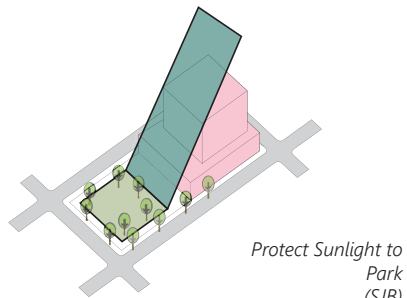


<i>Design Principle</i>	<i>Recommendations</i>	<i>Link to Corrimal Town Centre Plan</i>
Establish a true mixed-use precinct to support the centre and activation of the park	<ul style="list-style-type: none"> Rezone the whole block to B2 Local Centre Zoning which will provide more flexibility for existing commercial land owners and also permit a range of residential uses Concentrate active retail frontages facing Princes Hwy and the western end of Memorial Park Where permitted, residential frontages at ground are to address the street 	<p><i>A Distinct Identity;</i> <i>A Thriving Community Heart;</i> <i>Strong Connections;</i> <i>Smart Growth;</i> <i>Pride in Quality Spaces</i></p>
Street level maintains fine-grain retail character strengthening role of Princes Highway	<ul style="list-style-type: none"> Remove minimum lot sizes to enable development at different scales across the Block Include DCP controls that define the desired streetscape character and street interface 	
Frame key public views	<ul style="list-style-type: none"> Set back upper levels (above 2 storeys) to reduce visual impact from the street and preserve wide views along streets Provide a new through site link in alignment with Russell Street to frame views to the Escarpment and Brokers Nose from within the block 	
Responds to natural elements of the site including topography and overland flow paths	<ul style="list-style-type: none"> Ensure height is situated away from the Park to prevent overshadowing Ensure adherence with Ministerial Directions for Flooding 	
Manage built form transitions at edges to fit in with surrounding context	<ul style="list-style-type: none"> Provide a consistent street wall height of 2 storeys to Princes Hwy, Collins Street and Wilga Street, reflective of the surrounding low scale residential and existing retail main street Clearly define the character and role of streets surrounding the Block 	
Highlight opportunities for increased height and density that is appropriate to the location	<ul style="list-style-type: none"> Provide a variety of built form heights, and locate taller building elements on the corner of Collins and Princes Hwy, and through the centre of the Block 	

3. A high amenity Precinct - Create a network of cool, comfortable and connected places where people can dwell

The analysis has found that the current planning framework lacks clear controls to protect solar access and ensure connections with Memorial Park. High amounts of hard impermeable services, and little greenery across the Block adds to urban heat and reduces amenity for users.

This objective aims to ensure that the planning framework ensures high amenity by protecting sunlight to public spaces and providing space throughout the Block for increased canopy cover and greenery.

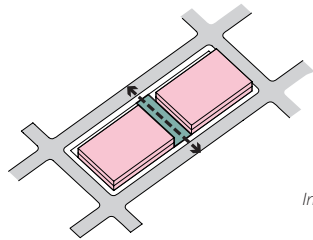


<i>Design Principles</i>	<i>Recommendations</i>	<i>Link to Corrimal Town Centre Plan</i>
Limit overshadowing to the Western section of Memorial Park, in particular Lukes Place	<ul style="list-style-type: none"> Provide overshadowing controls that protect Memorial Park from overshadowing during key usage times. Ensure sunlight is provided to enable adequate growing conditions for the trees and sporting fields. 	<p><i>A Distinct Identity;</i> <i>A Thriving Community Heart;</i> <i>Strong Connections;</i> <i>Pride in Quality Spaces</i></p>
Provide an activated frontage to Memorial Park	<ul style="list-style-type: none"> Implement active frontage controls which require transparency and access to retail and business uses at ground along the Park edge Improve the public domain in the Park at the interface with the southern boundary of the Wilga Street Block. Consider upgrades to pedestrian footpaths, new street furniture and lighting to provide a high quality, level access from the Park into the Wilga Street tenancies 	
Provide setbacks that support green cover and tree canopy	<ul style="list-style-type: none"> Require a ground floor (front) setback to the majority of Wilga and Collins Street to enable deep soil and planting in front yards. Investigate options for street tree planting along Collins and Wilga Street in the existing road reserve 'nature strip' Investigate options for further street tree planning on Princes Highway via future streetscape upgrades and traffic speed reduction. 	
Integrate water sensitive urban design and promote sustainable development	<ul style="list-style-type: none"> Apply existing DCP Water SeUD requirements to future developments Require ground floor setbacks provide space for permeable surfaces 	
Maintain key view lines to the escarpment, creek and park	<ul style="list-style-type: none"> Set back upper levels (above 2 storeys) to reduce visual impact from the street and preserve wide views along streets Provide a new through site link in alignment with Russell street to frame views to Brokers Nose from within the block 	

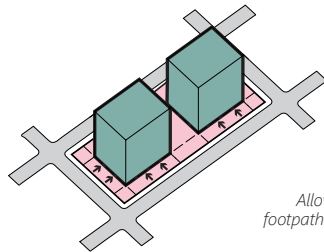
4. An improved pedestrian experience - Prioritise a walkable neighbourhood where the pedestrian experience is safe and comfortable

The analysis found that the current buildings and land ownership arrangements results in an impermeable block which prioritises the movement of vehicles over pedestrians. This is due to the prevalence of driveways around the block and lack of footpaths and mid-block connections.

This objective aims to ensure that the planning framework results in a permeable structure that supports safe and accessible active transport, encouraging people to visit and spend



Introduce new connections
(SJB)



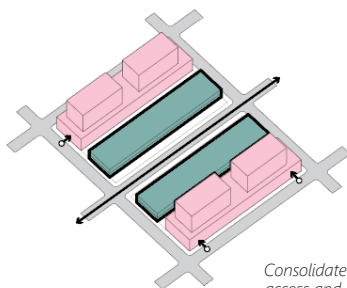
Allow space for footpaths and open space
(SJB)

<i>Design Principles</i>	<i>Recommendations</i>	<i>Link to Corrimal Town Centre Plan</i>
Improve access and permeability through the block	<ul style="list-style-type: none"> • Provide consolidated rear vehicle access to properties facing the Princes Highway • Introduce pedestrian permeability through the block in the form of pedestrian laneways that respond to key desire lines, and which are open to the air where possible 	<p>Strong Connections; Smart Growth; Pride in Quality Spaces</p>
Encourage pedestrian flows through the site using laneways and arcades		
Provide generous footpaths and public open space	<ul style="list-style-type: none"> • Improve the public domain in the Park at the interface with the southern boundary of the Wilga Street Block. • Consider upgrades to pedestrian footpaths, new street furniture and lighting to provide a high quality, level access from the Park into the Wilga Street tenancies 	
Manage potential conflicts with vehicle crossings and shared zones	<ul style="list-style-type: none"> • Prevent additional driveways along the Princes Highway and Collins Street • Consolidate vehicle entrances within the Block to minimise footpath interruptions • Ensure a continuous, level path of travel along footpaths that prioritises pedestrian movement 	
Provide clear wayfinding	<ul style="list-style-type: none"> • Require mid-block connections to formalise desire lines provide and establish physical and visual connections • Ensure DCP controls outline the desired future character of streets including building interfaces and public domain to provide legibility and difference 	

5. Consolidated access and servicing - Parking and servicing is functional, adequate and discreet

The analysis found that the current planning framework provides limited ability to address the unusual lot configuration of the site and to improve access arrangements to limit the number of driveways impacting the public domain.

This objective aims to ensure that the planning framework supports functional and logical servicing, loading and access for vehicles whilst ensuring a high-quality outcome that is not dominated by vehicle infrastructure and support active transport connections.



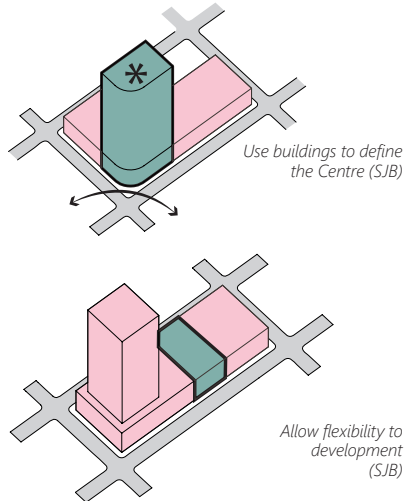
Consolidate vehicle access and loading (SJB)

<i>Design Principles</i>	<i>Recommendations</i>	<i>Link to Corrimal Town Centre Plan</i>
Provide adequate parking to service the block and community needs	<ul style="list-style-type: none"> Require that any redevelopment involving Council's Land provides appropriate publicly accessible parking Ensure publicly accessible carparking is safe, accessible and linked to range of uses including Memorial Park 	Strong Connections; Pride in Quality Spaces
Clear servicing strategy that does not impact public domain	<ul style="list-style-type: none"> Encourage consolidated parking solutions across various landowners Provide consolidated rear service access for lots facing the Princes Highway 	
Consolidated access to parking to minimise conflicts with pedestrians	<ul style="list-style-type: none"> Consolidate primary vehicular access to Wilga Street Prevent additional driveways along the Princes Highway and Collins Street to ensure continuous footpaths and minimise driveway interruptions 	
Minimise the visual impact of parking and servicing with screening and sleeved parking	<ul style="list-style-type: none"> Carparking to be developed internally, sleeved by tenable uses or within basement levels where possible. If delivered at grade or above, car parking should be screened to reduce visual impact 	

6. An improved development outcome - Encourage revitalisation of the town centre through redevelopment of this key block to provide greater public benefit

The analysis has found that the current planning framework and lot configuration delivers a poor outcome. Without amalgamation or increased density, there is minimal incentive for development to occur and revitalisation to take place and public benefit captured. The analysis acknowledges the opportunity to create well resolved block and improved design outcome for Corrimal Town Centre through a clear and flexible planning framework.

This objective aims to ensure that the revitalisation of the Block provides public benefit and best practice built form outcomes. The objective acknowledges that different forms are able to be achieved on sites that are consolidated.



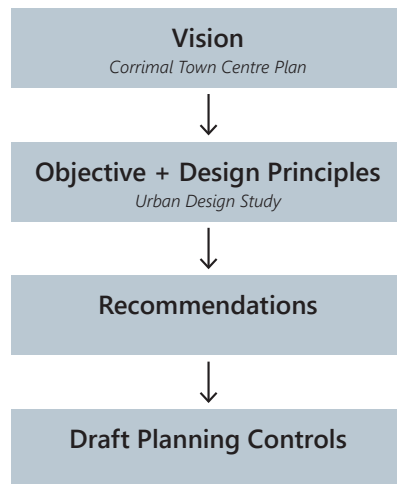
<i>Design Principles</i>	<i>Recommendations</i>	<i>Link to Corrimal Town Centre Plan</i>
Create a clear and logical layout that rationalises lot configuration and produces high-quality urban design outcomes	<ul style="list-style-type: none"> Encourage site consolidation that rationalises lot layouts and provides for increased permeability across the Block. Introduce alternative FSR and Height schemes that provide flexibility to large consolidated sites whilst capturing clear public benefits Introduce mid-block connections and encourage site consolidations that rationalise the lot configuration and encourage high-quality outcomes. Council to investigate the future strategic direction of their land. This direction should consider delivery of clear public benefit, and contribution to the revitalisation of the block. 	<p><i>A Distinct Identity;</i> <i>A Thriving Community Heart;</i> <i>Strong Connections;</i> <i>Smart Growth;</i> <i>Pride in Quality Spaces</i></p>
Accommodate staging that allows for redevelopment by different owners at different times	<ul style="list-style-type: none"> Remove minimum lot size requirement Ensure the planning framework is clear in expectations around public benefit and allows flexibility for site consolidation 	
Establish a planning framework that supports appropriate investment in and revitalisation of the Block	<ul style="list-style-type: none"> Provide uplift through a new set of controls, equivalent to the rest of the Town Centre Introduce an alternative height and FSR scheme for consolidated sites, that delivers clear public benefit Provide clear guidance within the DCP on desired future character 	
Improve the activation and utilisation of Memorial Park	<ul style="list-style-type: none"> Require active frontages along the Princes Highway and Memorial Park edges Improve the public domain in the Park at the interface with the southern boundary of the Wilga Street Block Consider upgrades to pedestrian footpaths, new street furniture and lighting to provide a high quality, level access from the park into the Wilga Street tenancies Introduce pedestrian permeability through the block in the form of pedestrian laneways that respond to key desire lines 	
Strategically locate important anchor uses to activate the Block	<ul style="list-style-type: none"> Support the retention of key anchor uses that support the town centre within the Block 	

5 Summary of Proposed Planning Controls

The Wilga Street Block Planning Strategy puts forward a planning policy framework to shape positive change. These recommended changes are underpinned by the directions of the *Urban Design Study* and the foundational vision of the Corrimal Town Centre Plan.

The *Study* prompts changes to a range of key planning policy documents and processes as summarised here.

Changes to Planning Policy in line with this Strategy will be delivered through a site specific Planning Proposal and Precinct Development Controls. The progression of these amendments to planning controls is the action of this Strategy.



Wollongong Local Environmental Plan 2009

The following summary outlines changes proposed to the Wollongong Local Environmental Plan 2009:

- Extend the B2 Local Centre **Zoning** to the full extent of the Block
- Remove the 499 **minimum lot size** requirement
- Amend the existing **height limit** (9m) to include areas of 15m to encourage a mixed 2 to 4 storey outcome
- Amend **floor space ratio** controls to reflect amended zoning and height outcomes
- Introduce an **alternative Height and FSR scheme** to encourage lot consolidation and to facilitate improved public benefit incl. Affordable Housing
- Map the Block as a **Key Site**, meaning future development will need to be assessed against the design excellence requirements of clause 7.18
- Map where **active frontages** are required across the block (clause 7.19)
- Introduce **overshadowing controls** to protect sunlight to Luke's Place Playground and the Memorial Park Sports grounds

- Amend **Additional Permitted Use** mapping to enable residential flat buildings to be permitted on lots with no active frontage mapping

Wollongong Development Control Plan 2009

The following summary outlines changes proposed to the Wollongong DCP - Chapter B4 Development in Business Zones, Wilga Block Precinct:

- Define the desired **future character** for the Wilga Street Block, surrounding streets and Memorial Park interface
- Define key **public views** along key streets and from the Park towards the Escarpment..
- Define preferred **site consolidation** options.
- Define **pedestrian links** from the Princes Highway to Wilga St and to the Park. 24 hour accessible links are preferred.
- Define **consolidated access and internal circulation** for vehicles. Rear access to access denied properties on Princes Hwy is to be provided from Wilga Street. Service and Access streets are to be pedestrian priority environments.
- Define **ground floor setbacks** which respond to the varied street and

park interfaces. Uses facing Princes Highway are to maintain the 0m setback. Uses facing Memorial Park are to be setback to allow a publicly accessible area for outdoor dining and pedestrian movement. Uses facing Wilga and Collins Sts are to provide a landscaped (private) setback

- Define **street wall heights and setbacks** above street wall which respond to the varied built form contexts and preserve views to the Escarpment. Maintain a 1-2 storey street wall around the block. Provide varied setbacks to meet overshadowing, view and street character requirements
- Define **side and rear setbacks** at ground and upper levels to accommodate through site links, provide light and air to the street and open spaces and provide a strong built form edge to the street where appropriate
- Control the **quality and amenity of street interfaces** through detailed active frontage design controls and controls for residential frontages at ground
- Introduce site-specific controls for **the design, integration and access to car parking within the Block.**

The following diagrams have been adapted from the *Corrimal Town Centre Plan* (p. 29-30). The diagrams provide an update to key planning controls by translating the proposed recommendations from this Strategy as they apply to the Wilga Street Block.



Town Centre Boundary



Active Frontages



Access and Connections



Overshadowing



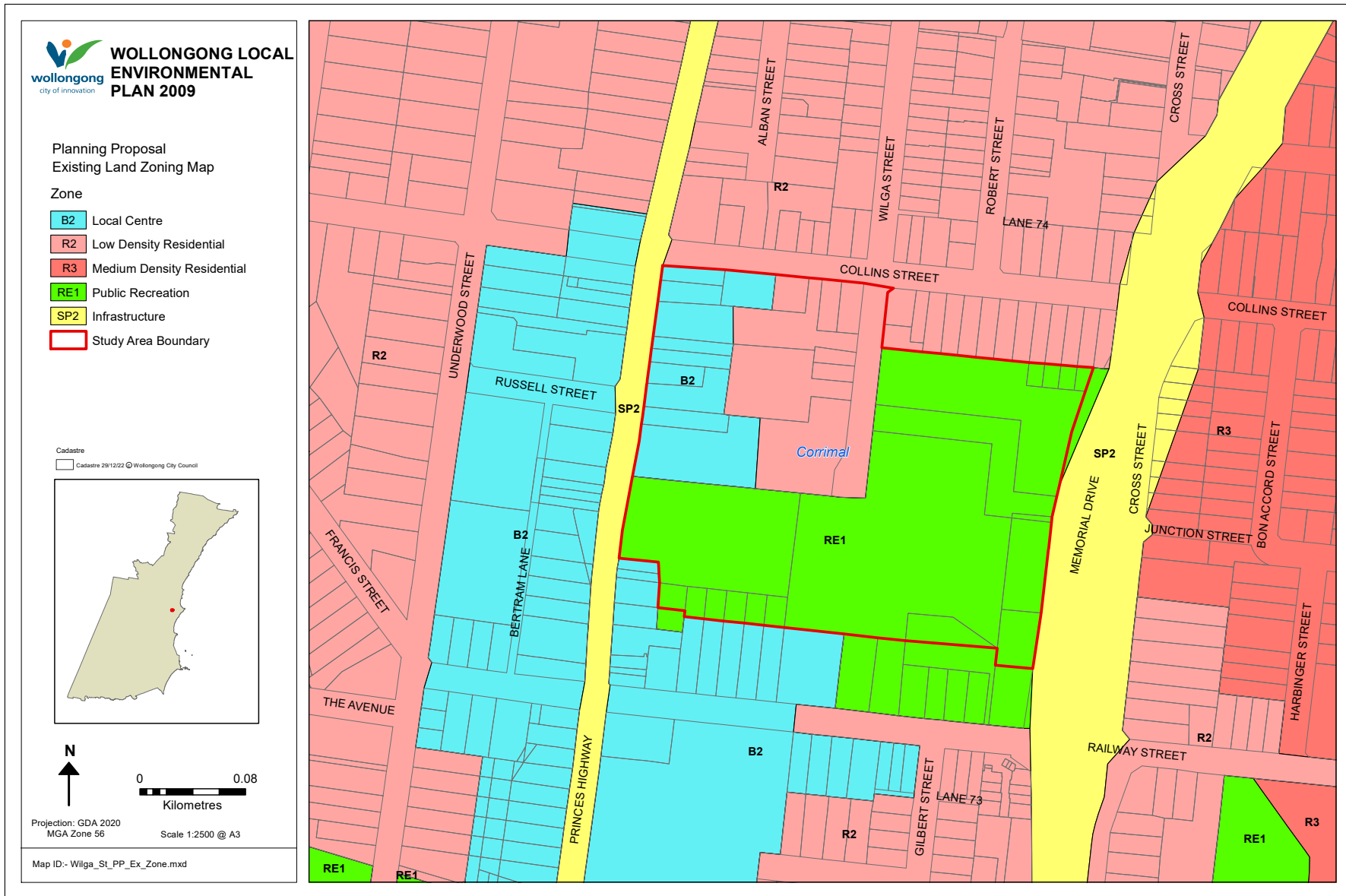
Public Views

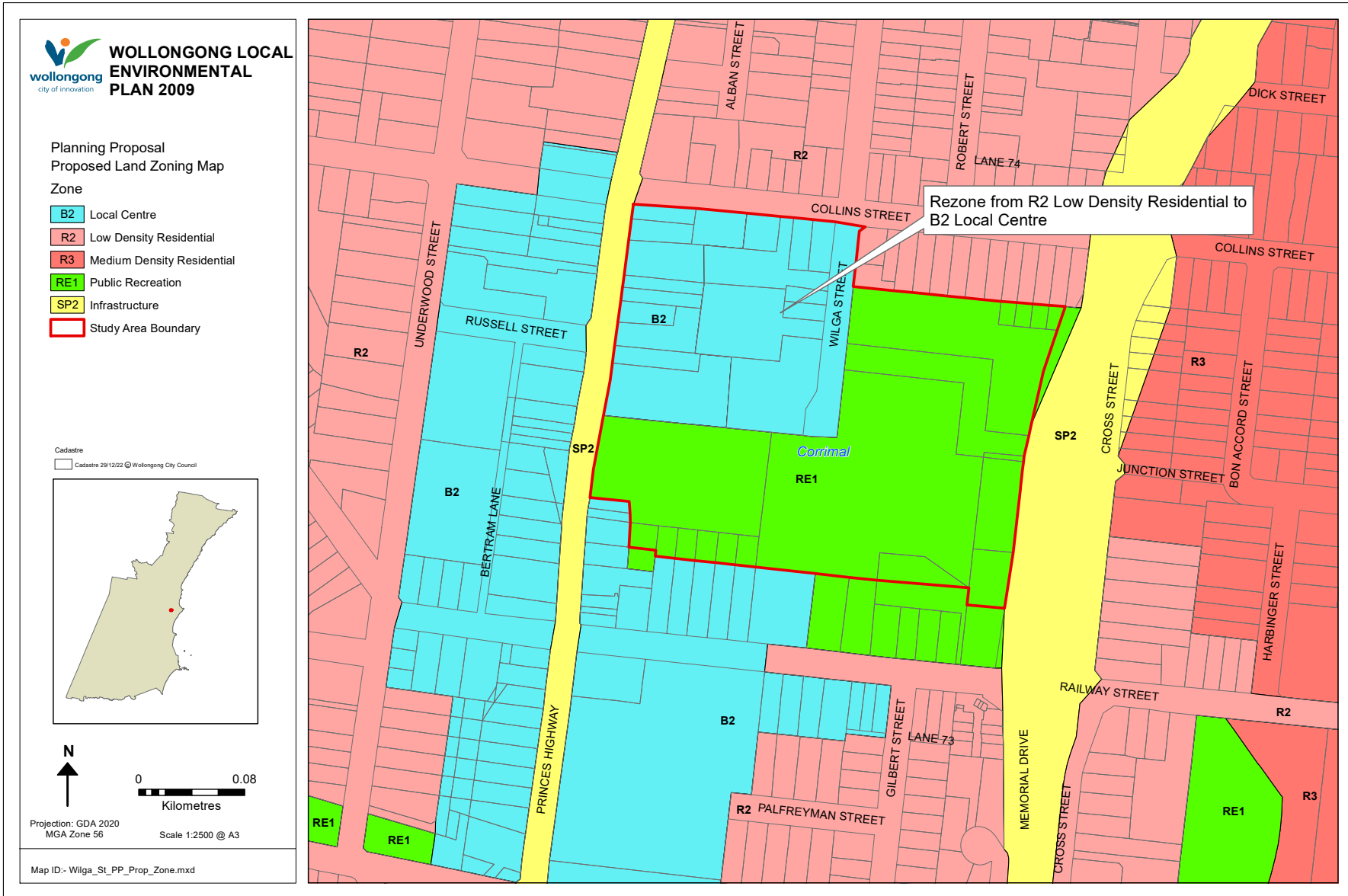


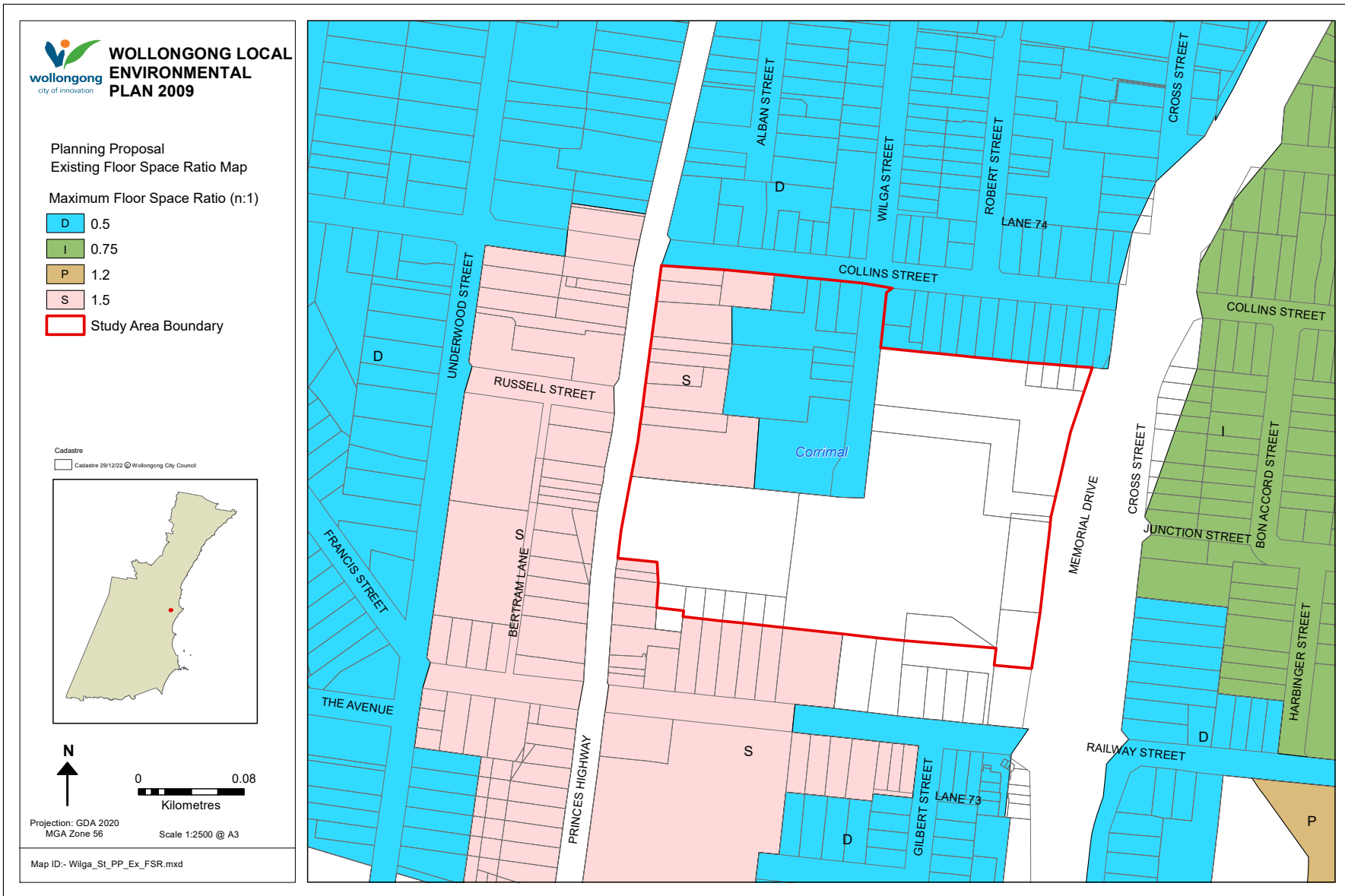
Continuous Footpaths and Ground Setbacks

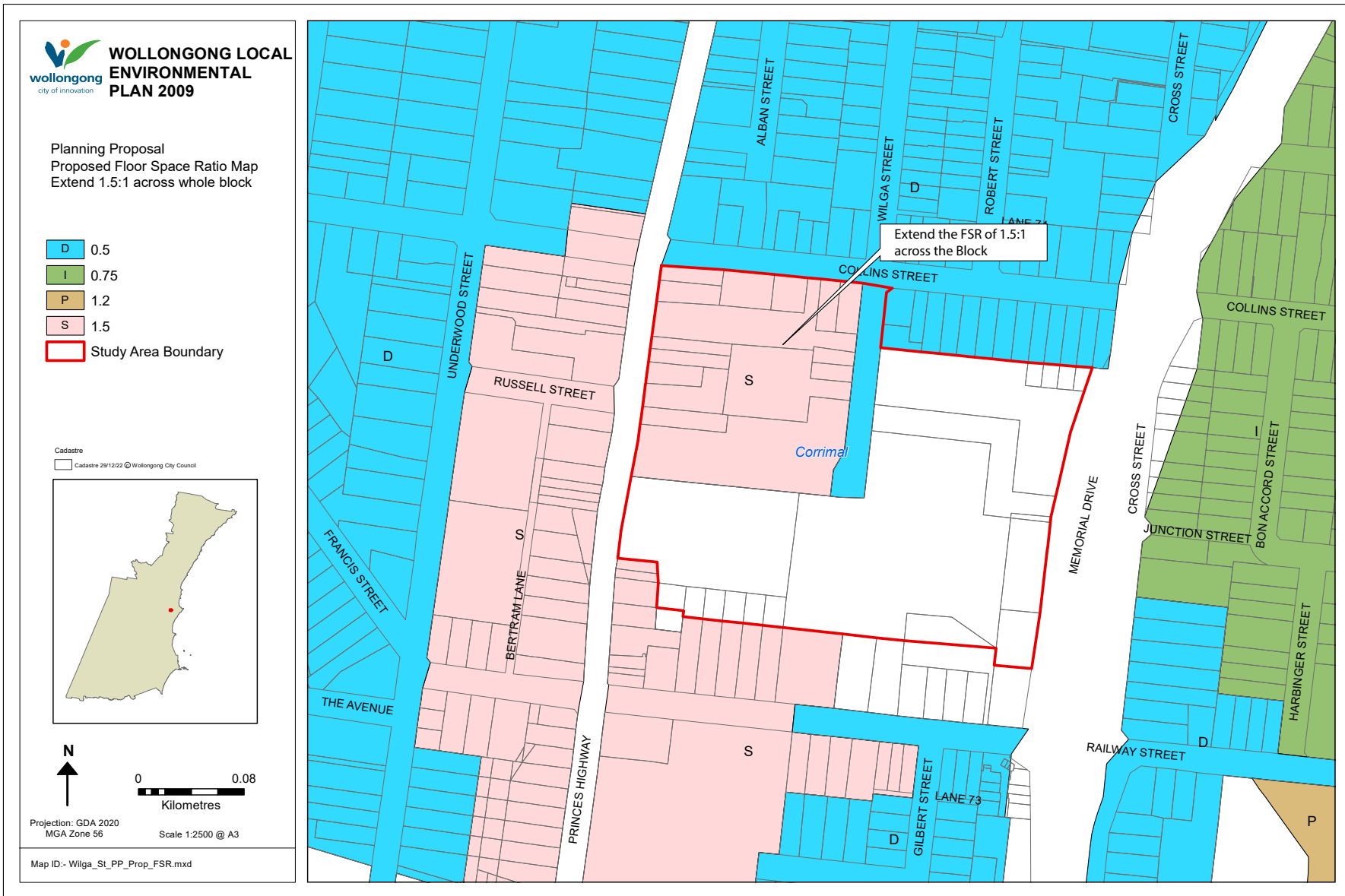


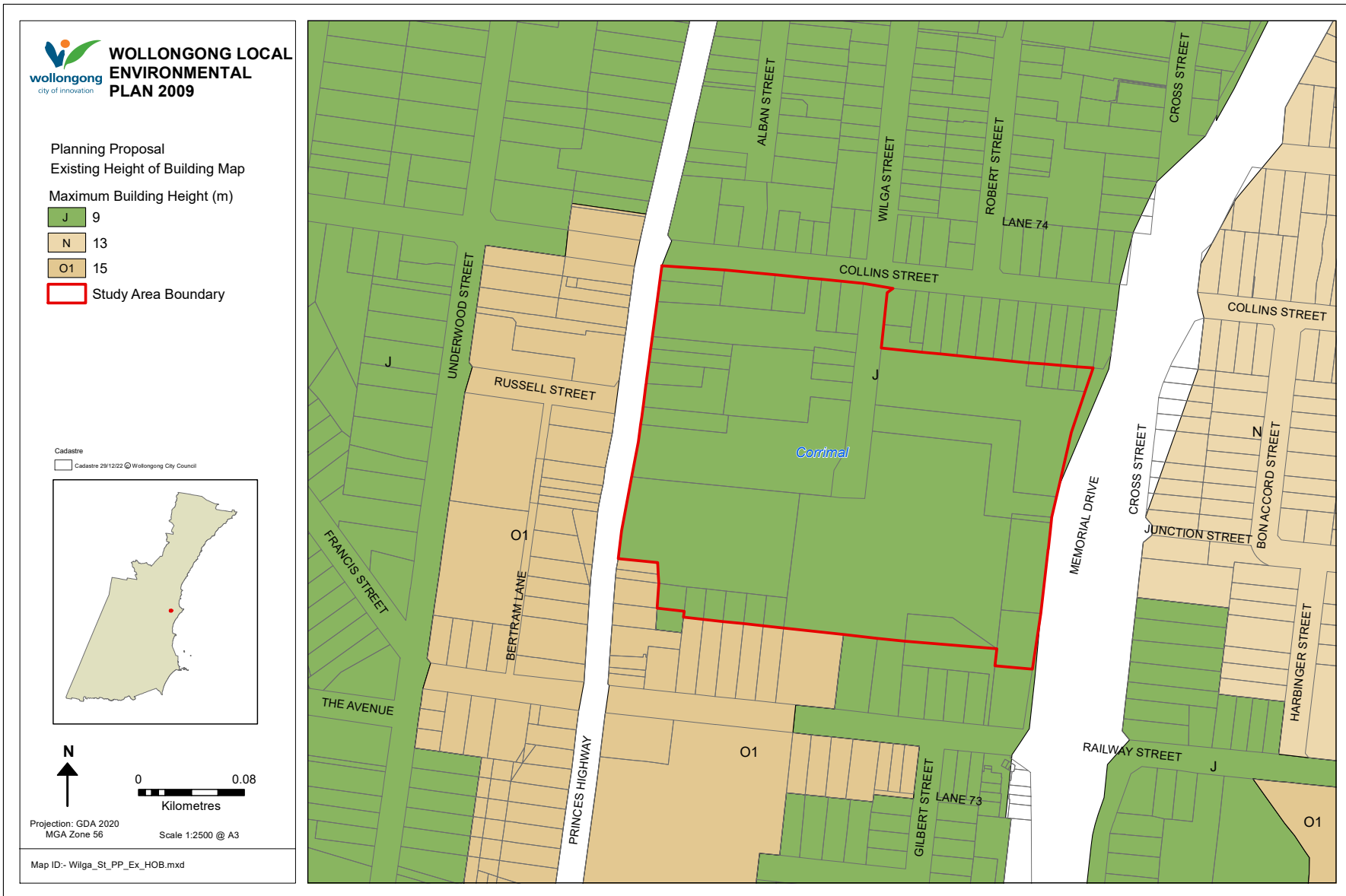




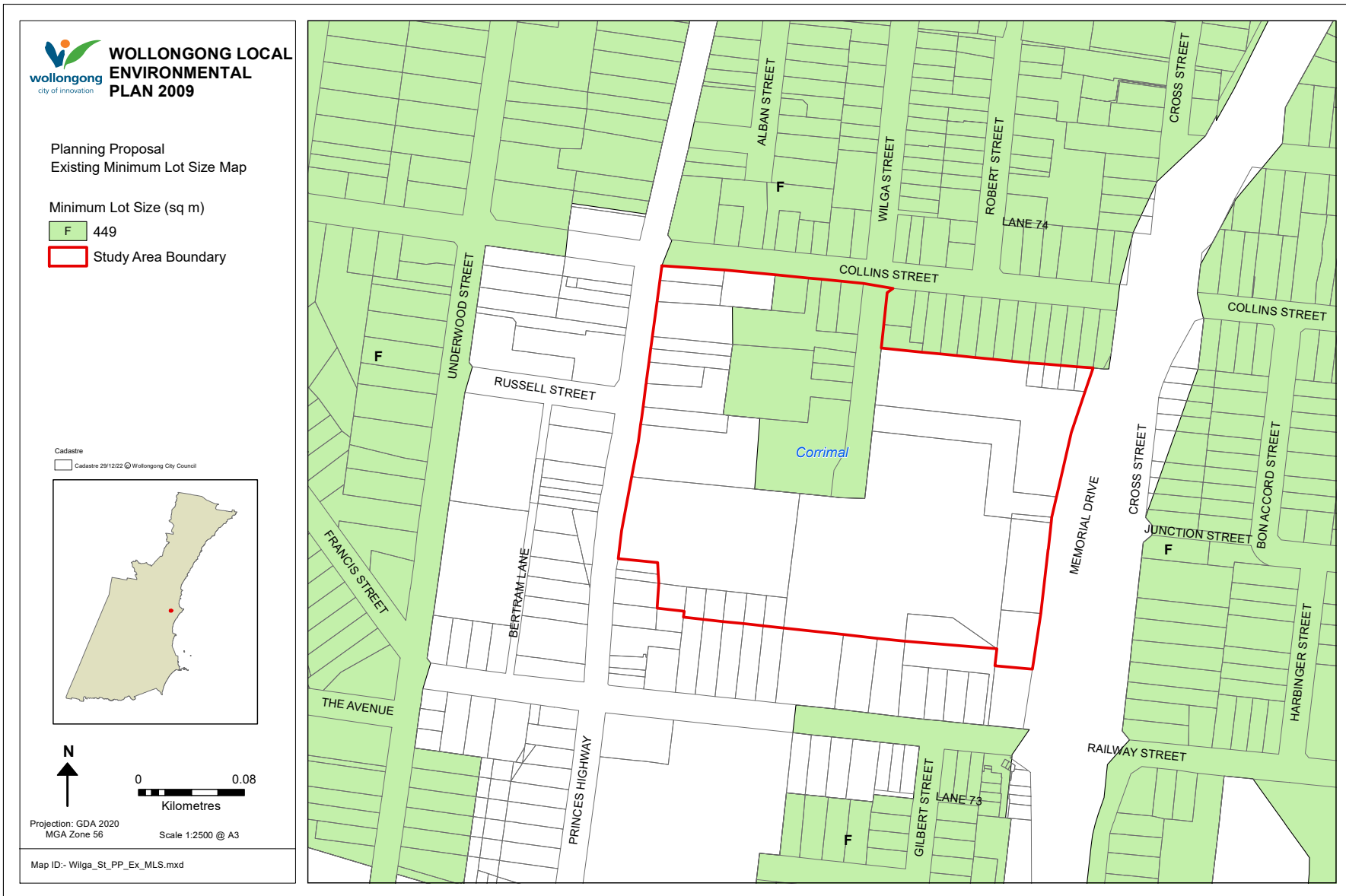


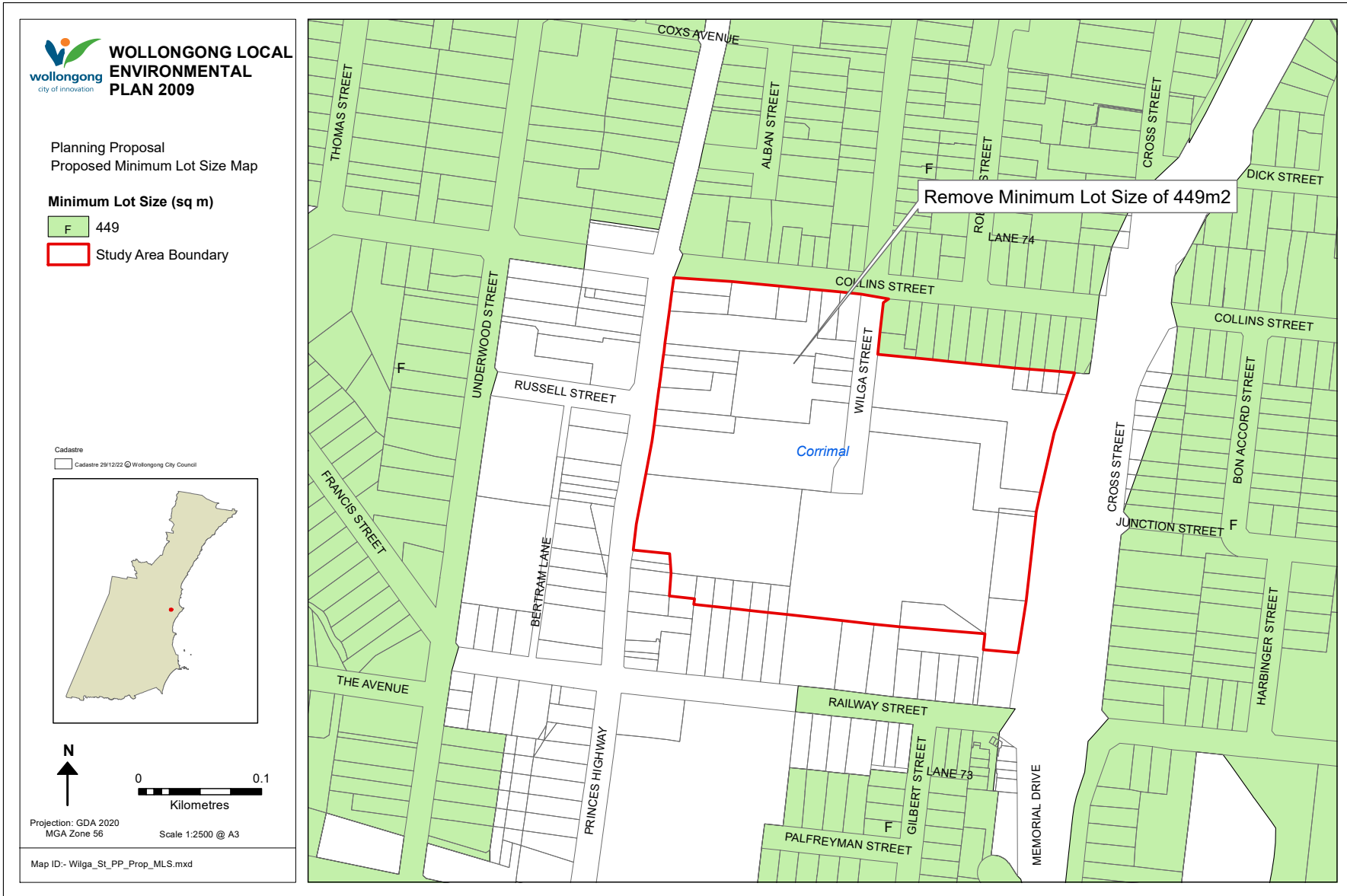


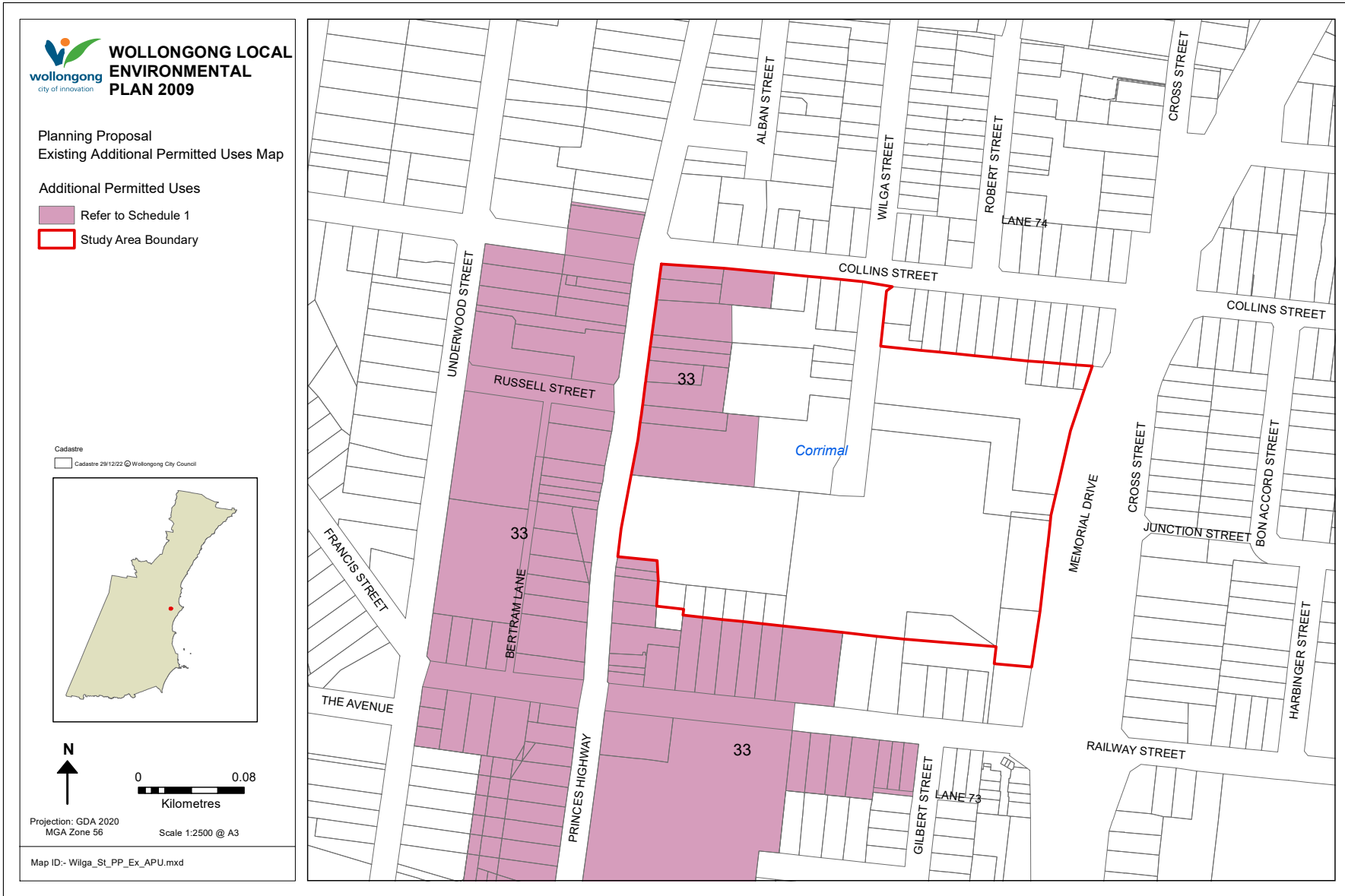


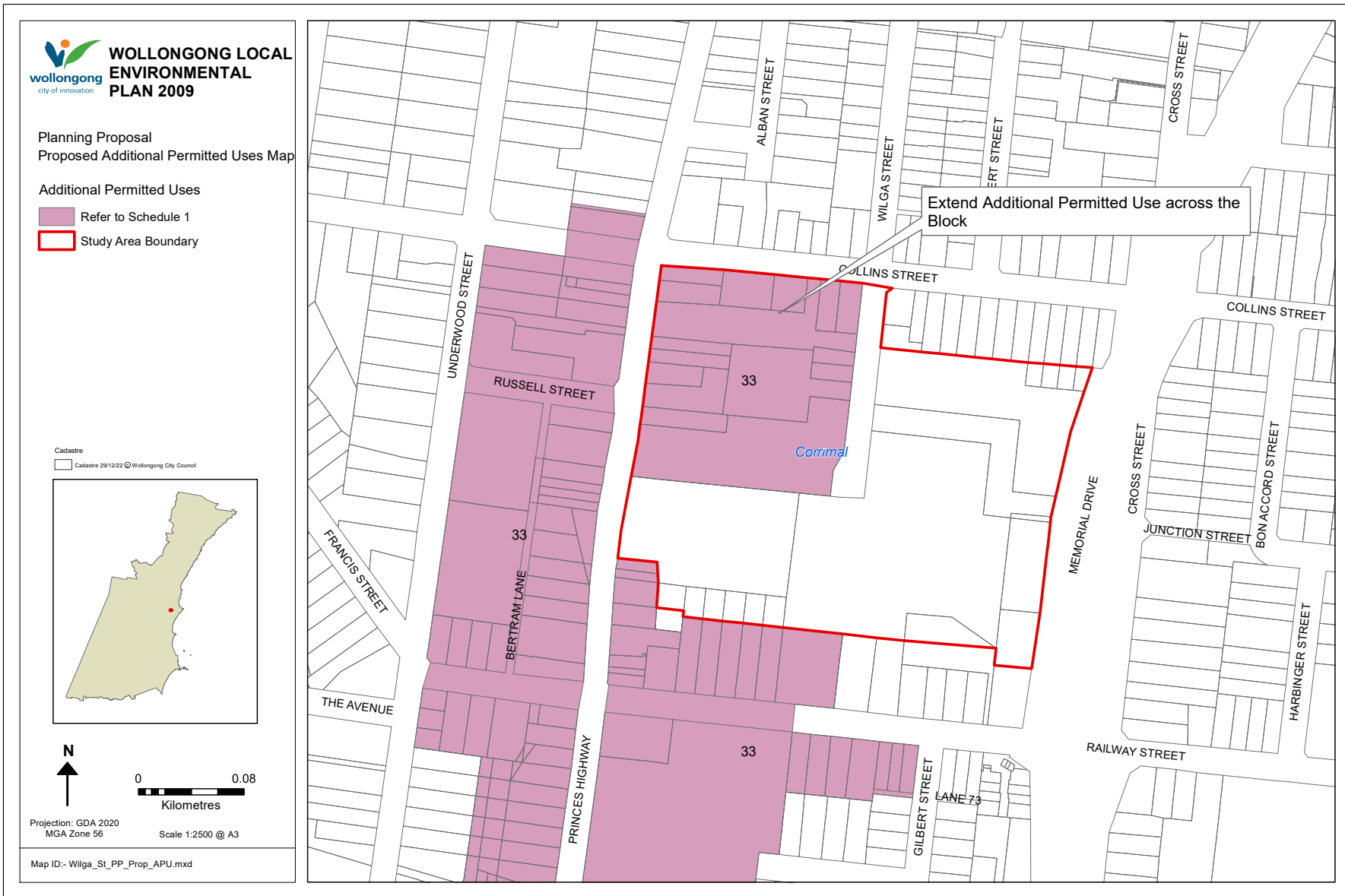


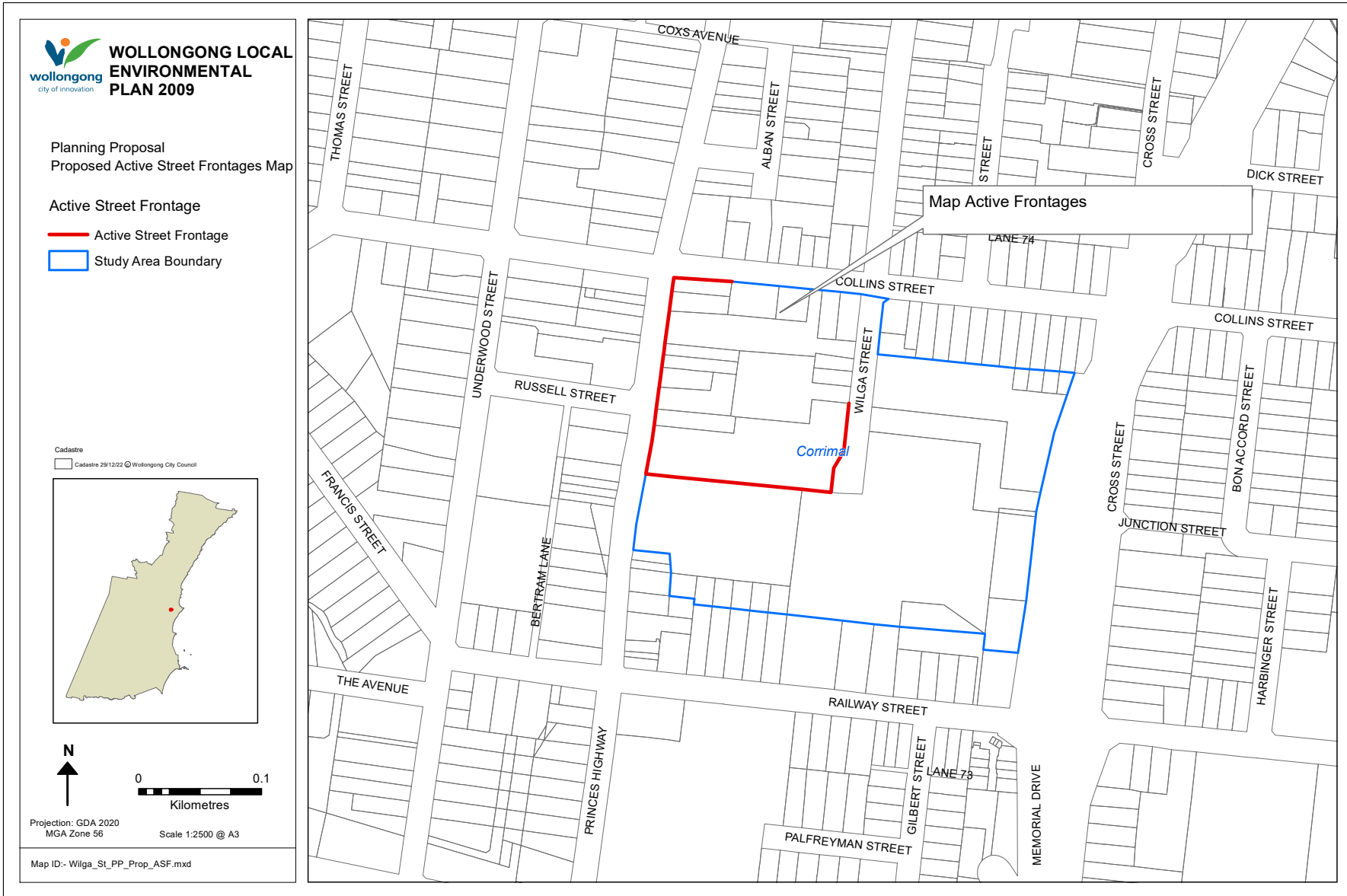


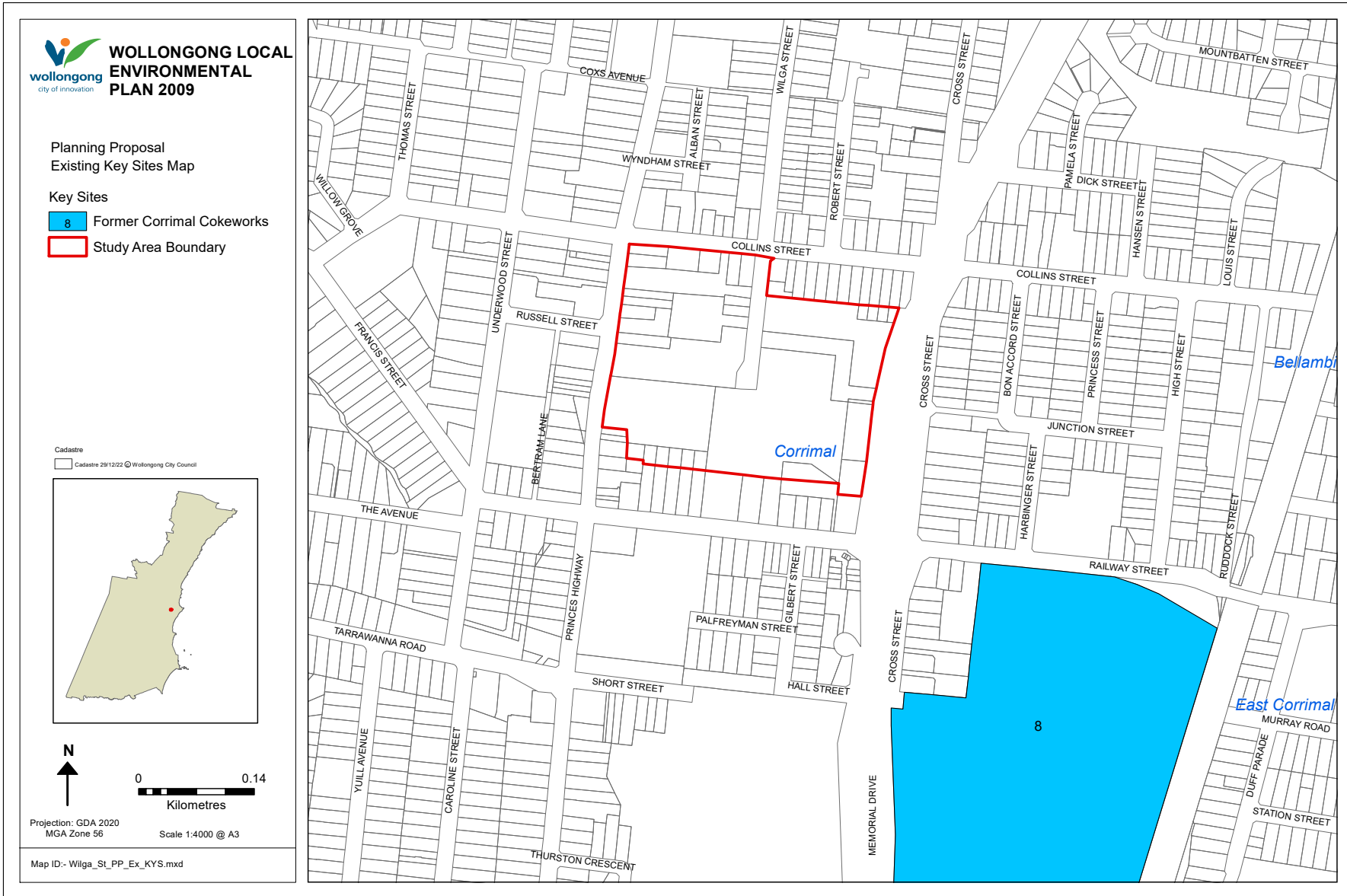


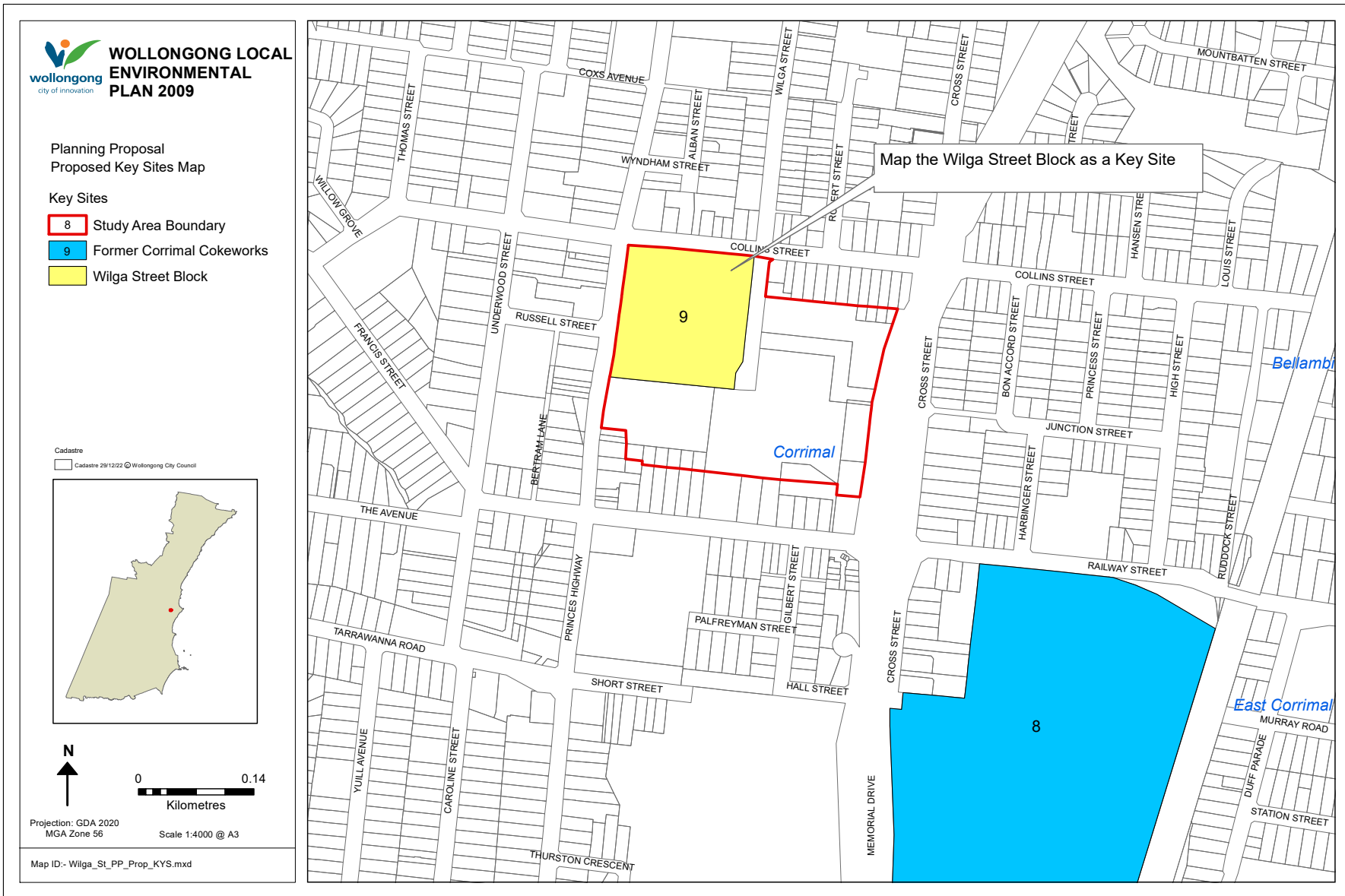


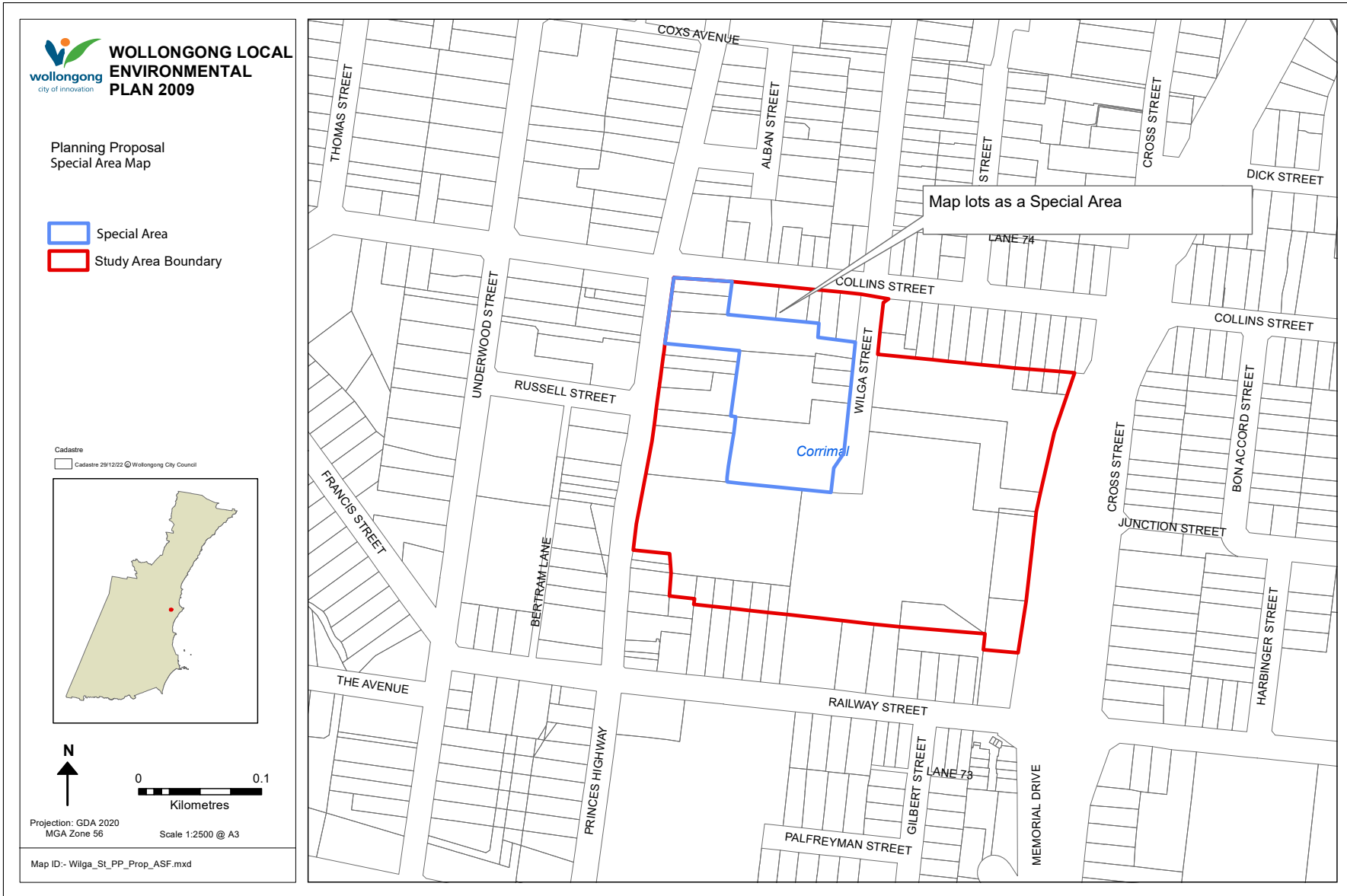


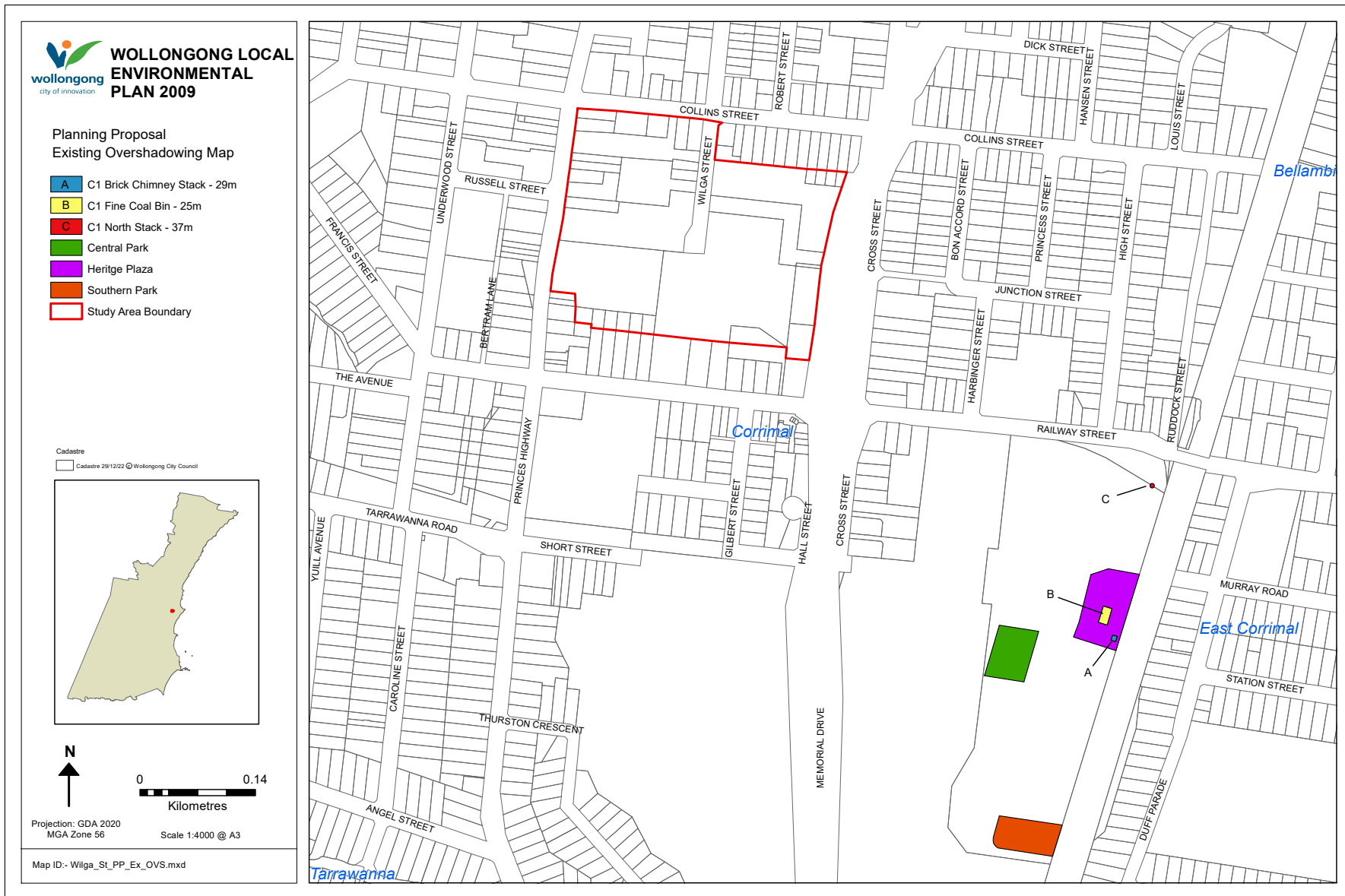


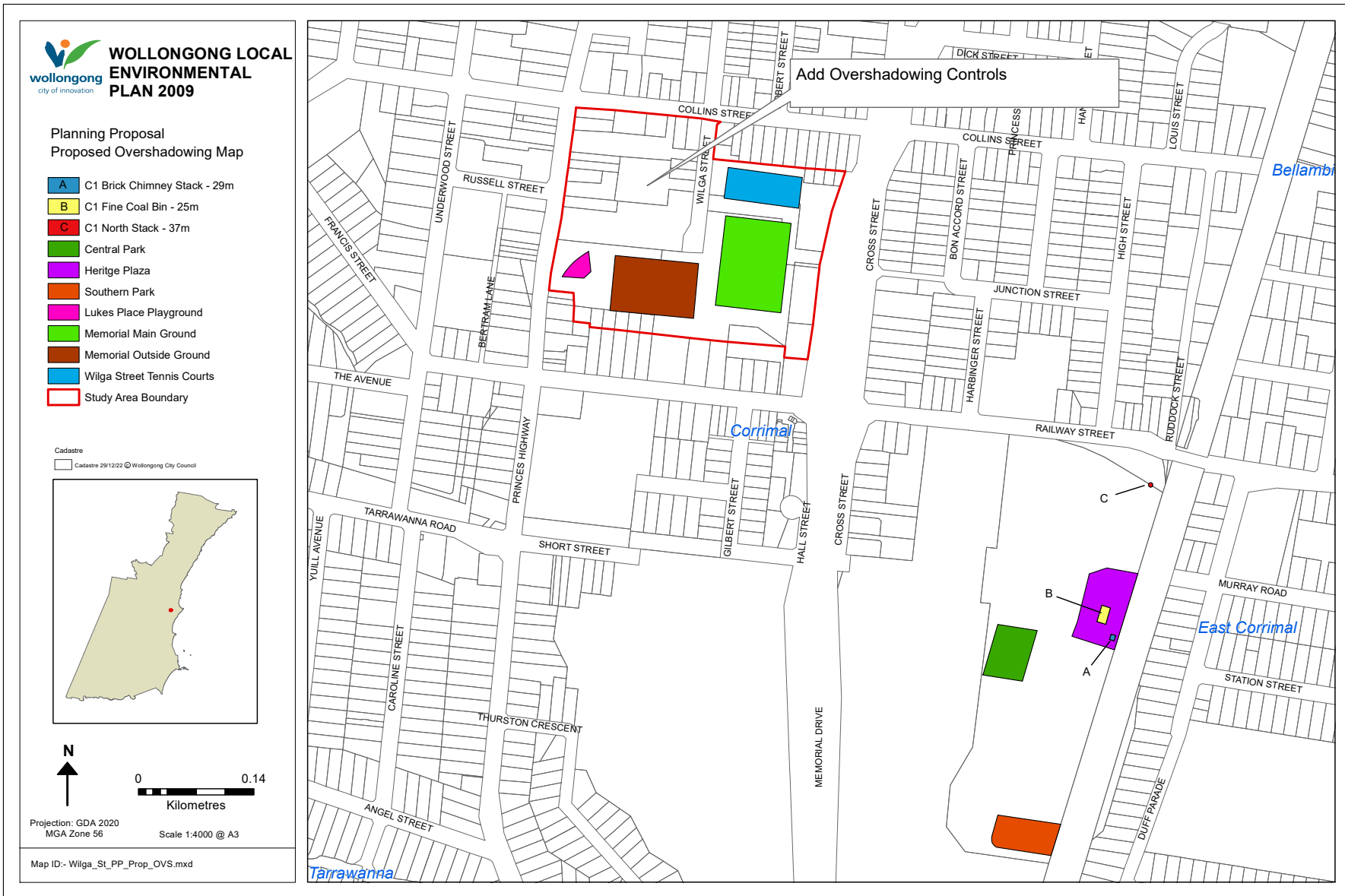












Note: These Precinct controls will sit within Part 6 of the Wollongong DCP Chapter B4 – Development in Business Zones. Part 6 is supplementary to the general controls found in Part 9 of the same chapter

6 PLANNING REQUIREMENTS FOR DEVELOPMENT IN THE MAJOR TOWN CENTRES

6.1 Corrimal Major Town Centre

The precinct planning controls for Precinct 1 – Wilga Street Block are included at 6.1.1. The precinct planning controls for the remainder of Corrimal Major Town centre will be covered in a future update to the DCP

6.1.1 Precinct 1 - Wilga Street Block

This precinct is a key site known as the Wilga Street Block which is located at the north-east end of the Town Centre and is bound by Wilga Street, Collins Street, the Princes Highway and Memorial Park. The controls within this section apply to the Wilga Street Block as illustrated in Figure 1.



Figure 1 - Wilga Street Block Study Area

These precinct controls are informed by:

1. The Corrimal Town Centre Plan (2015-2025)
2. The Draft Wilga Street Block Planning Strategy.

Objectives

1. To communicate the expectations and requirements of development within the Wilga Street Block with detailed objectives and controls for development.

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2. To ensure development aligns with the Corrimal Town Centre Plan (2015-2025) and the objectives, principles and recommendations of the Wilga Street Block Planning Strategy.
3. To guide a place-based development approach through a comprehensive set of planning and design guidelines informed by the future desired character of the Precinct.
4. To promote design excellence and quality urban design and architectural outcomes across the Wilga Street Block.

These DCP controls have been developed with reference to the recommendations of the draft Wilga Street Block Planning Strategy, to work in conjunction with revised provisions within the Wollongong LEP2009, particularly in relation to land use, building form and access.



Figure 2 Wilga Street Block Concept Diagram (SJB)

The above concept diagram is supported by the following key moves:

1. Retain main street character with active frontages
2. Improve block permeability for pedestrians
3. Locate vehicle access and servicing to Wilga Street
4. Maintain key views to the Escarpment
5. Protect sunlight to Memorial Park
6. Strengthen lot layouts and allow for logical site consolidation and development
7. Enhance the connections to and the interface with the Memorial Park
8. Investigate the potential for the distribution of tower forms across the block

Desired Future Character

Vision

The **Wilga Street Block** will be a vibrant and flexible mixed-use precinct that strengthens the role and identity of Corrimal Major Town Centre. It will support the growth of the local community, with services and amenities that align with Council's strategic priorities. The Block will enable safe and high amenity access

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to Memorial Park, and this interface will foster social interaction and a range of activities. Comfortable streets, lanes and improved active transport connections will support a uniquely walkable environment and minimise the role of cars.

The **Princes Highway** is the main retail street for Corrimal and already operates as a high street with fine grain retail. Redevelopment of the site will seek to revitalise and enhance the existing character. Pedestrian only traffic with wide footpaths will encourage walkability and activation of shop fronts with no vehicular crossings.

Memorial Park is a critical interface for enhancing the amenity of Wilga Street Block. Activating the edge of the park adjacent to Luke's Place and the Memorial Outer Ground will provide stronger connections, an increase vibrancy and support visitation and utilisation.

Collins Street is a predominantly residential street with a mixture of single dwellings and low scale medium density housing. On the Wilga Street Block low scale street walls, setbacks for landscaping and articulated façades will assist in managing the transition to a higher density of residential uses, to fit within the local context.

Wilga Street plays a key role in the functioning of the block as primary servicing and vehicle access. Consolidated vehicle entries and servicing, future cycling routes, on street parking and landscaped setbacks would all enhance the amenity of the block and improve connections to surrounding community facilities.

Structure and Access

The structure of a block defines how it is experienced by people. It facilitates areas for amalgamation and development, designates the role of streets and internal movement networks, and determines the provision of and interface with the public domain and surrounding context. Figure 3 shows the preferred structure and access framework for the Wilga Street Block

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Figure 3 – Structure, Access and Views

Public Views

Objective

- a. Preserve and improve views from the Wilga Street Block to the escarpment and Memorial Park
- b. Ensure the escarpment remains the dominant feature of the skyline.
- c. Enhance views along streets to the Escarpment and Memorial Park

Controls

1. Nominated public views shown in Figure 2 *Structure, Access and Views* are to be protected.
 - a. Views to the Escarpment and Brokers Nose are to be maximised from within Luke’s Place Playground (1)
 - b. Views to the Escarpment and Brokers Nose are to be maximised from the pedestrian connection between Wilga Street and the Princes Highway (2)
 - c. A view corridor to Broker’s Nose along Russell Street is to be created via a new open air pedestrian link from the centre of the Block (3). Built form envelopes either side of this link are to maximise this view.
 - d. Views to the Escarpment and Brokers Nose are to be maximised along the pedestrian footpath on the southern side of Collins Street between Wilga Street and the Princes Highway (4).
2. The redevelopment of sites with potential to open a blocked view shown in Figure 2: Public Views must restore that view.

Draft Wilga Street Block DCP

3. Development Applications must include a view analysis demonstrating how views to the Illawarra Escarpment and Broker's Nose have been maximised from nominated views points as per Figure 2. This should consider existing topography, vegetation and surrounding development.
4. The planning and design of building forms must maximise view corridors between buildings, including tower forms.

Lanes and Pedestrian through site links

Objective

- a. Improve pedestrian permeability and access through the Wilga Street Block
- b. Ensure through site links are safe, well lit and accessible with a welcoming character
- c. Maximise low angle (eye-level) views between buildings to allow orientation throughout the Block from street to street and to Memorial Park and to reduce the effects of visual enclosure.
- d. Prioritise pedestrian movement on through site links shared with vehicles. .

Controls

1. Open air through-site links are to be an easement on title unless identified for dedication to Council.
2. Pedestrian links are to be provided as per Figure 2. Where connections are not available due to lot ownership, appropriate alternatives are to be proposed.
3. Pedestrian links are to be consistent with the requirements in 9.2.6 Pedestrian Access.
4. Use landscape planting and interstitial views to surrounding landscape features to ensure that spaces do not feel enclosed or lacking in connection to the wider area.

Vehicle Access

Objective

- a. Pedestrians are prioritised on footpaths and in shared zones.
- b. Conflicts between vehicle and pedestrians are to be minimised
- c. Vehicle entry points do not dominate the design of buildings or the streetscape character
- d. Vehicle access within the site facilitates rear access to properties denied vehicle access

Control

1. Vehicle access is to be consistent with Figure 2
2. Vehicle access to the Block is to be consolidated and all parking and servicing is to be functional, adequate and discrete.
3. Vehicle access to properties and carparking is to be provided off internal lanes and Wilga Street rather than primary street frontages to limit conflicts with pedestrian and cyclist activity.
4. Additional Vehicle access from the Princes Highway and Collins Street is denied as shown in Figure 2.
5. Rear access to denied access properties with no existing access is to be provided from Wilga Street in a consolidated form. Figure 2 illustrates the desired arrangement.
6. Opportunities to remove existing vehicle access driveways from access denied locations is encouraged and should be prioritised

Site Consolidation

Rationalisation of the lots across the Block through site consolidation will result in a clearer structure, provide increased public benefit and deliver a variety of high-quality building forms. The following diagrams demonstrate preferred site consolidations options for the Block to guide the application of the Alternative Height and FSR scheme with the WLEP2009.

Objective

- a. Allow large, consolidated sites the flexibility to sensitively distribute increased density as well as increased public benefit.

Draft Wilga Street Block DCP

- b. Provide for a comprehensive development on the site which implements consistent urban design principles of the highest standard;
- c. Provide for well-planned and well located publicly accessible mid-block connections for active transport and vehicle movement.

Control

- 1. Site consolidation is consistent with Figure 4.
- 2. Protect the access of sunlight to open space areas both on the site and in the surrounding area;
- 3. Manage the traffic generation of the site and consolidate vehicular access and loading.
- 4. Lot frontages are to provide adequate width to allow buildings to provide for the efficient development of land and high- quality design of buildings.
- 5. Demonstrate that consolidation does not result in isolated lots, or lots that are not able to redevelop.

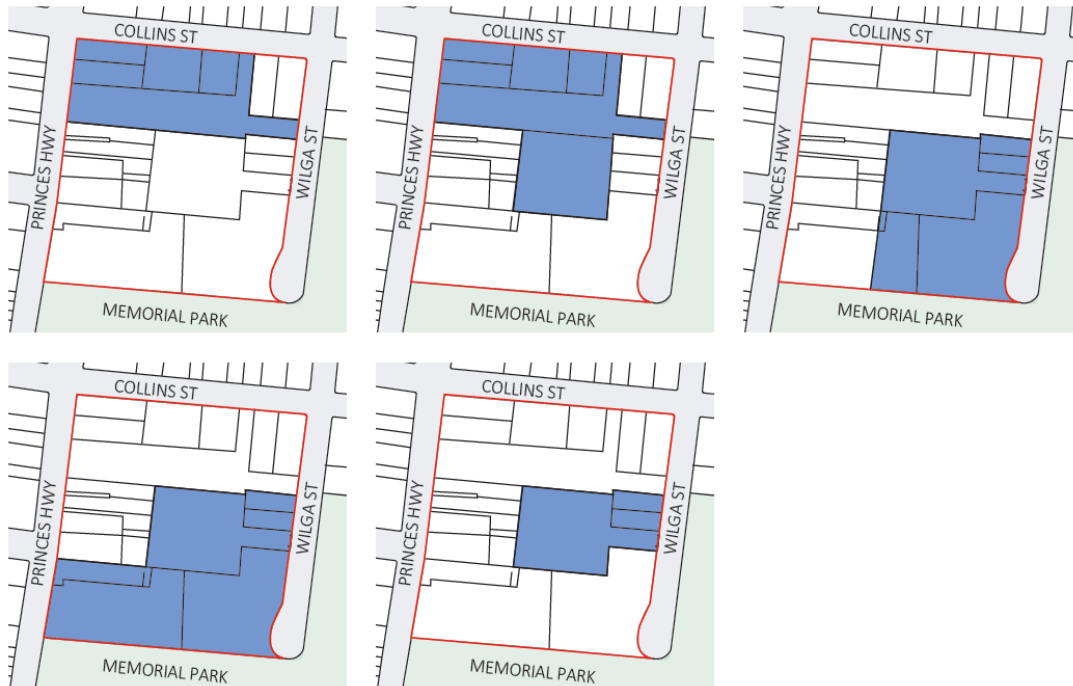


Figure 4 - Site Consolidation Diagrams

Car Parking Requirements

Objectives

- a. Retain public access to parking on the Wilga Street Block to support visitation to, and use of, Memorial Park and the Corrimal Town Centre more broadly.
- b. Consolidate and integrate all new carparking to ensure increased useability.
- c. Provide car parking spaces that are adaptable to future uses.

Controls

- 1. Carparking is to be provided in accordance with the requirements of DCP Chapter E3 Carparking, Access, Servicing/Loading Facilities and Traffic Management.
- 2. Car parking spaces are to be integrated into the design of buildings.
- 3. Car parking is not to be visible at ground level, or on any level up to street wall height, from any street frontage.
- 4. Ensure clear lines of sight and wayfinding to publicly accessible car parking spaces from surrounding streets, public spaces and uses within the Block.
- 5. Access to and location of carparking within the Block should align with the proposed structure as shown in Figure 4.

Draft Wilga Street Block DCP

Draft Wilga Street Block DCP

Built Form

Built form describes the collection of individual building design elements that contribute to the overall character and performance of the built environment. The Built form interface comprises of the boundary between the internal program of a building and the public realm. The way buildings interface with the public domain has a direct influence on the urban character of the city, the accessibility and functionality of the building and the safety, amenity and quality of the public domain. Figure 3 shows the preferred built form interface for the block.



Figure 5 - Built Form interface

Ground Floor Setbacks

Objective

- a. Provide space for street tree planting
- b. Maximise view corridors to significant landscape and built form to enable orientation and way-finding, and protect and enhance the Town Centre’s character
- c. Provide a transition between the building forms on the Block and the street, Memorial Park and surrounding residential areas.

Control

- 1. Ground floor setbacks are to be provided as shown in Figure 6 - Built Form interface.
- 2. Commercial uses facing the Princes Highway and Collins Street are to have a 0m setback from the lot boundary.

Draft Wilga Street Block DCP

3. Commercial uses facing Memorial Park are required to have a minimum 5m setback from the boundary. This setback is to be publicly accessible and allow for activities such as walking, outdoor dining and trading, and a range of street furniture.
4. Commercial and residential uses facing Wilga Street and Collins Street (to the extent shown on Figure 2) are required to have a minimum 5m landscaped setback. This setback is for private domain and is intended as a landscaped buffer to the adjacent parklands and/or residential neighbourhood. Where setbacks are to commercial uses, these should be publicly accessible.
5. All setbacks should be appropriate for context and the proposed land use. On Collins Street, where it is expected that there may be a transition from Commercial to residential at ground, proposed setbacks will be assessed on merit, with reference to the setback of the adjacent properties and the land use.

Street wall heights and upper level setbacks

Objective

- a. Ensure a human scale interface with Memorial Park and the street
- b. Ensure a transition in height to surrounding low-scale areas
- c. Protect the solar amenity of public spaces and streets

Control

1. Buildings are to have a 1 to 2 storey street wall. Upper storeys are to be setback as shown in Figure 2. A range of upper storey setbacks are required to address different street and park interface conditions.
2. Princes Hwy and Collins Street (western end) – 1-2 storey street wall with a minimum 5m upper storey setback
3. Collins St (eastern end) and Wilga Street – 1-2 storey street wall with a minimum 2m upper storey setback (Note that these properties have a 5m ground floor setback)
4. Memorial Park – 1-2 Storey street wall with an upper storey setback as required to meet the LEP Overshadowing controls.
5. Internal laneways and pedestrian through site links – 1-2 storey street wall with a minimum 2m upper storey setback.

Side setbacks

Control:

1. Any new building within this precinct may incorporate a zero side ground floor setback up to street wall height, except where a pedestrian through site link or lane is indicated in Figure 1 - Structure and Access.
2. A minimum 6 metre ground floor setback is required from the rear property boundary, where a site includes or abuts residential uses.
3. Upper-level side and rear setbacks are required to provide light and air to the street, adjacent open spaces and internal pedestrian links. 0m side or rear setbacks are not permitted above street wall height.

Awnings

Awnings are roof structures that project over the footpath in order to provide weather projection for passing pedestrians, entries to buildings and outdoor activities such as dining. They encourage pedestrian activity along streets and, in conjunction with active edges, support and enhance the pedestrian experience.

Objective

- a. Encourage pedestrian activity along streets, and through-site connections to support and enhance the vitality of the Wilga Street Block.

Controls

Draft Wilga Street Block DCP

1. Awnings are to be provided to all retail, business or mixed-use buildings as required by 9.2.7 (2) of this Chapter.
2. Awnings are also required to all buildings facing Memorial Park, as shown in Figure 2.

Active frontages

Objective

- a. Development presents welcoming, engaging and active edges to streets and other public spaces particularly Memorial Park at ground floor and the street frontages of lower storeys
- b. Building frontages contribute to the use, activity, safety and interest of Memorial Park

Control

1. Non-residential uses are to be provided on the ground floor in the locations nominated on the Wollongong LEP 2009 Active Frontages map and also comply with Clause 9.2.4 of this DCP Chapter.
2. Building frontages are to acknowledge and contribute to the character of street as defined under Desired Future Character of the Wilga Street Block.

Residential Frontages at ground

(Note this clause is intended to be added to the B4 General Controls)

Paired with commercial and retail uses residential can contribute positively to the activation of streets by providing a clear street address, direct access from the street, passive surveillance on to the street and landscaping.

Objective

- a. Residential frontages contribute to the use, activity, safety and interest of the public realm.
- b. Residential interfaces are high quality and durable and add value to the public domain.
- c. Development sets a fine-grain rhythm and character to residential streets.
- d. A diversity in housing types and architectural styles creates an interesting and varied streetscape
- e. Residential development provides a clear distinction between private and public space
- f. New development brings life to the street with individual entries to ground floor dwellings, to provide passive surveillance and opportunities for social interaction.
- g. Planting or landscaped areas visually extend open areas at the lower levels.

Control

1. Ground and first floor residential uses should be designed as split level apartments or two-storey terrace houses with individual entries to the street
2. Ground floor setbacks should be designed to provide privacy and amenity at ground with abundant, quality landscaping. Residential at ground floor levels should be raised 0.6 - 1.4m above street level to provide visual privacy.
3. Basements are not to encroach forward of the building setback so that landscape areas can provide adequate soil volume for successful tree growth.
4. Building setbacks of new developments are to accommodate existing street trees.
5. Private open spaces addressing the street may be raised or at street level. The top of any fencing to ground floor private open space is not to exceed 1.5m above street level so as not to obstruct casual surveillance.
6. Locate communal access points to residential developments perpendicular to the street
7. Dwellings are to be designed and laid out so that every 6m a dwelling, communal space or other high use space provides opportunities for direct surveillance of the adjacent street or public domain.
8. Provision for bin storage is to be provided in a concealed location which does not face the street.

ITEM 3

PUBLIC EXHIBITION - DRAFT PLANNING PROPOSAL - LARGE RESIDENTIAL LOTS INTERFACING ESCARPMENT LANDS

The Illawarra Escarpment forms a natural boundary and scenic backdrop to the Wollongong coastal plain. Sharing a close relationship with the Illawarra Escarpment are the foothills, which flatten into the coastal plain. The foothills have been subject to residential development, largely resulting from a more favourable topography, historic vegetation removal, historic subdivision and zoning patterns.

Consistent with the Wollongong Housing Strategy 2023, a review of large residential lots in the Illawarra Escarpment foothills has been undertaken. It is recommended that a draft Planning Proposal be prepared to rezone or amend planning controls relating to 68 lots, so that any future development is more consistent of the environmental and infrastructure constraints, and natural hazards.

RECOMMENDATION

- 1 A draft Planning Proposal be prepared for multiple large lots, zoned R2 Low Density Residential, within proximity to the mapped boundary of the Illawarra Escarpment, to amend the Zoning, Minimum Lot Size and Floor Space Ratio, as indicated in Attachment 3 and 4.
- 2 The draft Planning Proposal be forwarded to the NSW Department of Planning and Environment for a Gateway Determination to enable exhibition.
- 3 Following Gateway Determination, the draft Planning Proposal be exhibited for a minimum period of 28 days.
- 4 Following the exhibition period, a report on submissions be prepared for Council's consideration.
- 5 The NSW Department of Planning and Environment be advised that Council wishes to use its delegations to finalise the draft Planning Proposal.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Review of Large R2 Lots in the Illawarra Escarpment Foothills
- 2 Wollongong Local Planning Panel Advice
- 3 Summary of proposed LEP changes by site
- 4 Draft Planning Proposal Summary Maps

BACKGROUND

The Illawarra Escarpment is an iconic feature of the Illawarra region, featuring both Aboriginal and European heritage.

Community concern for conservation of the Illawarra Escarpment led to the establishment of the Illawarra Escarpment Working Party (IEWP) in October 1990. Examples of inappropriate development on the Escarpment increased until 1998, when the NSW Minister for Urban Affairs and Planning directed that a 'Commission of Inquiry into the Long-Term Planning and Management of the Illawarra Escarpment and Coastal Plain' be held.

The scope of the Commission of Inquiry into the Long-Term Management of the Illawarra Escarpment (1999), and the subsequent Illawarra Escarpment Strategic Management Plan (IESMP) 2005 and 2015 were limited to the environmental conservation zones which were under rezoning pressure and did not include the adjoining already zoned residential land. This limitation is discussed in the IESMP 2015 where it notes that the escarpment values often extend beyond the mapped escarpment boundary and into residential zoned land.

Defining the boundary between the coastal plan, foothills and upper steep sections of the Illawarra Escarpment is difficult due to the variety of landscape features and historic subdivisions and planning. The existence of residential development, such as Mount Kembla village, in areas with escarpment landform characteristics further complicates this process. The north of the Wollongong Local

Government Area (LGA) there is typically a steep transition from the escarpment to the coastal plain, whereas the south has significant areas of rolling foothills, comprising elevated benches of relatively flat land. No single elevation represents where the coastal plain ends and the escarpment begins. This has resulted in the boundary of the Illawarra Escarpment being defined differently through various plans and strategies between 1986 and 2009 and allowing more residential development into higher elevations of the foothills.

In contrast to the mapped lands of the Illawarra Escarpment, many of the development standards and controls which set a more modest built form, do not apply to the foothills. This is problematic, as many of the remaining large lots within the foothills share similar constraints and attributes as neighbouring escarpment areas. Yet, more intensive residential development is permissible within the R2 Low Density Residential zone, and to a lesser extent the C4 Environmental Living zone.

As residential development increasingly moves westward from the coastal plain, and housing demand increases, Council has increasingly received applications for development on existing large lots zoned R2 Low Density Residential that are adjacent to the boundary of the mapped escarpment.

The more intensive forms of residential development require greater level of servicing to provide and maintain a sustainable community. However, in the higher elevations of the foothills these areas are often limited in access and distant from education establishments, community facilities, public transport and employment centres.

A number of development applications have highlighted the need to review the development standards for residential zoned lots on the higher elevations of the foothills in proximity to the escarpment. The existing large residential zoned lots often have similar constraints to land within the mapped area of the Illawarra Escarpment. However, due to historically being zoned for residential land uses, the more stringent planning controls applicable to escarpment lands, cannot be considered in the assessment of development application. This can result in undesirable and out-of-character development being proposed in locations that are likely to impact upon the values of the adjacent escarpment land.

In 2022 a review of large lots zoned R2 Low Density Residential within the escarpment foothills commenced. A review of three historic development applications was undertaken to gain an appreciation of the key site constraint issues. The key constraints were slope, geotechnical instability, vegetation, bushfire hazard (and required clearing) and drainage.

A lot size analysis was then undertaken that initially identified 12,058 R2 lots in the Escarpment foothills. The methodology was refined to exclude smaller R2 lots which had limited potential for further site intensification. The focus of the study was directed to larger lots where if intensively developed would have an impact on the escarpment lands. Large lots greater than 1 hectare were selected due to the range of residential development that is permissible with consent, including multi-dwelling housing, residential flat buildings and dual occupancies.

Following the lot size analysis, a more detailed investigation of lots with an area greater than one hectare was undertaken. 22 properties were identified with a R2 zoning with a lot area greater than one hectare. 46 adjoining properties (area less than one hectare) were also considered for consistency (Attachment 1).

It was also identified that a number of lots zoned C4 Environmental Living that were greater than one hectare with a minimum lot size of 999m² could if developed, appear similar to low density residential development. However, many of these lots have been the subject of previous planning proposals or strategic management plans. A separate review of these properties will occur, which may lead to a further draft Planning Proposal.

On 27 February 2023 Council adopted the Wollongong Housing Strategy 2023. The Housing Strategy guides the future housing directions within the Wollongong Local Government Area (LGA) for the next 10-20 years.

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.

The Housing Strategy contains the following strategies relevant to the escarpment and foothills -

- CW1 Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres and supporting infrastructure that is planned, costed and programmed within an achievable timeline.
- CW7 Retain the Illawarra Escarpment as a conservation area, with very limited opportunity for additional dwellings.
- CW9 Protect the Illawarra Escarpment, Hacking River catchment, significant bushland and ecological areas, floodplains, coastline and other sensitive locations from inappropriate housing development.
- L1 Illawarra Escarpment Foothills (Farmborough Heights to Stanwell Park) – decrease residential development potential due to environmental constraints.

The Housing Strategy contains the following implementation action -

- LZN6 Review the rezoning of large lots in the Illawarra Escarpment foothills to reduce development potential.

A separate implementation action / project (C3) relates to the minimum lot size standard for subdivision and development in the Escarpment foothills and Northern Villages.

State and Federal Inquiries into the 2019/20 bush fire season

The Illawarra Escarpment is prone to bush fires. Additional residential development in the Escarpment increases the risk to people and property. Additionally, bush fire mitigation measures, such as Asset Protection Zones, can increase the extent of vegetation clearing in the Escarpment which increases the development impact and detracts from the visual amenity.

The 2019/2020 fire season was described as ‘some of the worst in the world and in recorded history’. In response, the NSW and Federal Governments undertook Inquiries. At this stage, the recommendations from the Inquiries do not require specific amendments to the Wollongong Local Environmental Plan (LEP) 2009 or Wollongong Development Control Plan (DCP) 2009, however Council will continue to monitor emerging policy related to bush fire risk. The reduction of development potential in the bush fire prone Escarpment is considered to be consistent with the outcomes of the Inquiries.

PROPOSAL

The review of large residential lots in the Escarpment foothills has identified the need to prepare a draft Planning Proposal to amend the zoning and minimum lot size and floor space ratio development standards. The draft Planning Proposal requests seeks to amend the Wollongong LEP 2009 land use Zoning, Minimum Lot Size and Floor Space Ratio mapping for multiple lots adjacent to and in proximity to the mapped Illawarra Escarpment boundary. The lots have been identified as they share similar attributes and constraints to lands within the Escarpment and due to their size have the potential for inappropriate residential development that would likely have a negative upon the cultural, environmental and scenic values of the escarpment.

The lots to be rezoned are detailed in Attachments 3 and 4.

The proposal seeks to rezone 68 lots, with a R2 Low Density Residential zoning to reflect the values of the site and the conservation zoning of the Illawarra Escarpment. The proposal generally seeks lots zoned as R2 Low Density Residential be rezoned to a mix of C4 Environmental Living, C3 Environmental Management and C2 Environmental Conservation. The proposal will simultaneously seek to amend the mapped Minimum Lot Size for identified lots and the mapped Floor Space Ratio (FSR).

It is noted that while the above proposed amendments will apply to most lots identified in the proposal, there will be some exceptions. In some instances, C2 Environmental Conservation has been proposed for parts of lots, with a minimum lot size of 39.99 ha and no mapped FSR and there are instances where the current land use zoning, subdivision pattern and existing built form would guide the retention of certain R2 zoned land.

As a result of the draft Planning Proposal, it is expected there will be a theoretical reduction in potential subdivision yield and therefore the number of future dwellings in proximity to the escarpment. It was calculated that the proposal would apply to approximately 65 ha of land, across the study area. From

this, utilising a theoretical maximum potential for subdivision, based on 449m² minimum lot size and deducting 20% site area for roads, the 68 lots could be subdivided to theoretical yield 701 new lots. It should be noted that under Wollongong LEP 2009, dual occupancies are permissible with consent on R2 zoned lots meeting the minimum lots size, which theoretically could double the number of dwellings and lots.

The proposal, while limiting the overall lot yield potential, still provides the opportunity for some properties to subdivide, all be it at a reduced density. It is noted some lots will not be able to be subdivided due to the proposed amendment to mapped Minimum Lot Sizes. It is projected, based upon the proposed changes a theoretical 230 lots could be achieved. This figure is likely to remain as projected due to dual occupancies not being a permissible use within environmental zoned lands within Wollongong LEP 2009.

Based on the above calculations the proposal would result in a theoretical yield reduction of 471 lots. It should be noted this total includes already approved Development Applications for subdivision and adjustments to minimum lot sizes for individual sites.

The Wollongong Housing Strategy 2023 accounts for the reduced development and subdivision potential in the lands interfacing the escarpment. Within the Housing Strategy it is identified there is a need to increase housing availability and housing stock by some 28,000 dwellings across the Wollongong LGA. However, the strategy identifies increases in housing densities should be located in areas where there are existing supporting services and infrastructure. As indicated, the Housing Strategy includes strategies and an action to review the housing density in the Illawarra Escarpment foothills and acknowledges there will be a reduction of housing opportunities in this area. The proposal is also consistent with the aim to limit housing densities in higher risk locations, and instead promotes increases in population and densities in locations that have access to sustainable infrastructure, services, and employment and where natural hazards are limited.

The Housing Strategy identifies increased development and densities should not occur in proximity to the Illawarra Escarpment due to anticipated impacts upon sensitive cultural values, natural hazards and existing infrastructure, which has not been developed to maintain large scale increases in population. The strategy goes on to identify desired and appropriate locations for increased residential development and densities should occur around existing centres, greenfield areas, such as the West Dapto Urban Release Area and upon brownfield sites which include the Corrimal Coke Works site and the proposed Port Kembla School Site. It is estimated that the former Corrimal Coke Works site will provide an estimated 550 dwellings and the former Port Kembla School site an estimated 100 additional dwellings, providing a combined total of an additional 660 dwellings. The draft Planning Proposal for West Dapto Stage 3 Cleveland Road has been exhibited and could deliver an estimated 3,000 dwellings. The approved dwelling increases more than off-set development potential reduction on the constrained Escarpment foothill sites.

The draft Planning Proposal also includes a housing keeping amendment for 4 lots in Gahnia Avenue, Figtree (Redgum Ridge Estate) to remove a split zoning and development standards from single dwelling house lots.

CONSULTATION AND COMMUNICATION

The draft Wollongong Housing Strategy was exhibited between 10 October to 2 December 2022. The draft Housing Strategy identified the need for a review of planning controls for some areas of R2 Low Density Residential in proximity to the Escarpment. On 27 February 2023 the Wollongong Housing Strategy was adopted.

On 23 February 2023, letters were sent to 44 landowners advising that their property was under consideration as part of the review. Some landholders have subsequently held discussions with Council officers. Since the letters, one property was removed from the review (did not meet criteria) and an additional 23 properties have been included. The additional properties are mainly smaller adjoining lots.

If Council resolves to progress the draft Planning Proposal, land owners will continue to be consulted both informally and formally through the exhibition period. If Council resolves to progress the draft Planning Proposal it will be sent to the Department of Planning and Environment seeking a Gateway Determination to enable exhibition.

Wollongong Local Planning Panel Consideration

On 31 October 2022, the Wollongong Local Planning Panel considered a report on the proposed review. The Panel generally supported the strategic review and found the proposal was consistent with the environmental objectives of the Draft Wollongong Housing Strategy. The Panel’s decision supported the progress and preparation of a draft Planning Proposal to amend the zoning and minimum lot sizes to reduce the development potential to preserve the sensitive environmental and visual qualities of the escarpment and its immediate surrounds. The Panel recommended that Council officers consider additional adjoining lots or other zoned sites with similar constraints and in some instances a greater minimum lot size be proposed to reduce development potential on environmentally constrained sites.

A copy of the Panel’s meeting minutes and recommendations are contained within 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
1.5 Maintain the unique character of the Wollongong Local Government Area, whilst balancing development, population growth and housing needs	Land Use Planning

Illawarra Shoalhaven Regional Plan 2041

In June 2021 the Illawarra Shoalhaven Regional Plan 2041 was released by the State.

The Illawarra Shoalhaven Regional Plan 2041 guides strategic planning and land use decisions in the region for the next 20 years. The Plan contains 30 objectives, supported by a mix of actions, strategies and collaboration activities. The draft Planning Proposal is consistent with the following –

Objective 11: Protect important environmental assets.

Objective 12: Build resilient places and communities.

Objective 13: Increase urban tree cover.

Objective 18: Provide housing supply in the right locations.

Objective 19: Deliver housing that is more diverse and affordable.

Objective 22: Embrace and respect the region’s local character.

The draft Planning Proposal will reduce the impacts of development upon the natural attributes of the region while building resilient communities less likely to be impact upon by bushfire and geotechnical constraints.

The Regional Plan also identifies the need to prioritise opportunities for new housing in strategic centres, given they are well serviced by utilities, public transport, walking and cycling, education, health and community infrastructure, and provide shopping, community and commercial services. Separate draft Planning Proposals will be progressed to increase housing opportunities in appropriate locations.

Local Strategic Planning Statement

In 2020 Council adopted the Wollongong Local Strategic Planning Statement (LSPS) 2020 to provide a 20 year land use planning vision for the City. It has drawn on the many existing strategies and plans developed, exhibited and adopted by Council.

The LSPS acknowledges that -

- Wollongong is home to many unique natural ecosystems, threatened species and ecological communities and population grows we will need to balance the social, economic and environmental needs.

- Development and inappropriate land use are identified as key threats to local biodiversity and its ecosystem services, with the potential to impact on public health and amenity.
- There are many lots zoned R2 Low Density Residential from Stanwell Park to Farmborough Heights that are located on the Escarpment foothills but are located outside the Escarpment Strategic Management Plan study area.
- The steep slopes and lush vegetation of the Illawarra Escarpment and its foothills create an attractive environment to live. However, the steep slopes, vegetation cover, bush fire risk, geotechnical risk and flood risk constrains urban development.
- In terms of steep slopes, land with a slope of more than 11 degrees (20 percent) is considered to be unsuitable for urban development, while slopes of 8 – 11 degrees (15-20 percent) is marginal for urban development (Department of Planning 1988).

The draft Planning Proposal is consistent with the LSPS, as it seeks to rezone land to limit the impacts upon the environment within the steeper slopes of the Illawarra Escarpment.

SUSTAINABILITY IMPLICATIONS

The draft Planning Proposal request is likely to result in increased positive environmental outcomes for lands adjacent to the mapped boundary of the Illawarra Escarpment. It is anticipated the proposed rezonings will result in development that will continue to provide housing at an appropriate scale while limiting the impacts upon the scenic, cultural, and environmental attributes of the locations in proximity to the escarpment.

The draft Planning Proposal is consistent with the environmental outcomes set within the Wollongong Housing Strategy 2023.

RISK MANAGEMENT

The Wollongong Housing Strategy 2023 includes a recommendation to review of the planning controls for large lots in proximity to the mapped Illawarra Escarpment. The review has been prepared and recommends the preparation of a draft Planning Proposal to reduce the development potential of some properties.

Should the draft Planning Proposal not progress it is likely Council will continue to receive applications for residential development that are considered undesirable and out-of-character within the upper reaches of the foothills. This could result in a development application being received where the scale of development is considered inappropriate, yet may comply with the existing development standards.

CONCLUSION

A review of large residential lots in the Illawarra Escarpment foothills has been undertaken. It is recommended that a draft Planning Proposal be prepared to reduce the development potential of 22 large and 46 adjoining lots by through amendments to the Land Use zoning; Floor Space Ratio; Minimum Lot Size Maps and in certain locations Height of Building mapping. The strategic merit of the proposal is considered to be consistent with the Illawarra Shoalhaven Regional Plan 2041 and Council's strategic planning documents.

It is recommended that Council resolve to prepare a draft Planning Proposal for the identified lots and it be submitted to the NSW Department of Planning and Environment seeking a Gateway Determination and subsequent public exhibition.

Review of Residential large lots in proximity to the Illawarra Escarpment



April 2023

Wollongong City Council

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Introduction

This study has been prepared to in response to an implementation action in the Wollongong Housing Strategy 2023, to review the planning controls that apply to large residential lots within the foothills of the Illawarra Escarpment.

The Illawarra Escarpment forms an iconic natural boundary and scenic backdrop to the Wollongong coastal plain. Sharing a close relationship with the Illawarra Escarpment are the foothills, which flatten into the coastal plain. The Illawarra Escarpment contains both Aboriginal and European heritage.

The foothills have been subject to residential development, largely resulting from a more favourable topography, historic vegetation removal, historic subdivision pattern and historic zoning patterns. Community concern for conservation of the Illawarra Escarpment arose alongside the development of environmental awareness from the 1960s.

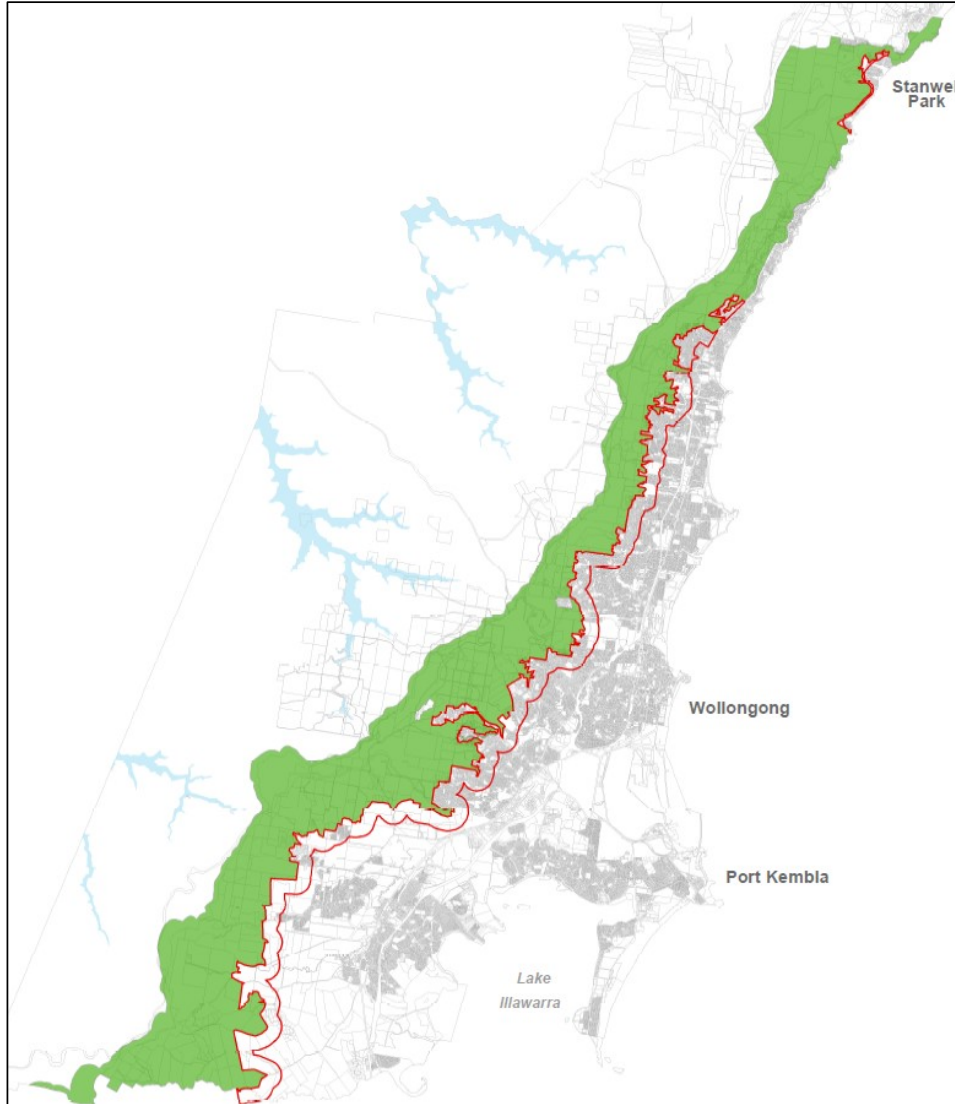
More intensive involvement emerged with the establishment of the Illawarra Escarpment Working Party (IEWP) in October 1990. Examples of inappropriate development on the Escarpment increased until 1998, when the NSW Minister for Urban Affairs and Planning directed that a 'Commission of Inquiry into the Long-Term Planning and Management of the Illawarra Escarpment and Coastal Plain' be held.

The Commission of Inquiry into the Long-Term Management of the Illawarra Escarpment (1999), the Illawarra Escarpment Strategic Management Plan 2005 and Illawarra Escarpment Strategic Management Plan 2015 were limited in scope by not including already zoned residential land. The reviews were focused on limiting further westward expansion of residential development up into the Escarpment.

This limitation is discussed in the Illawarra Escarpment Strategic Management Plan 2015, and it being noted that the escarpment values often extend beyond the defined Illawarra Escarpment boundary and into residential zoned land.

A number of recent development applications, assessed by Council, demonstrate the need to review the development standards for residential lots within proximity to the Illawarra Escarpment. The existing large residential zoned lots often have similar constraints to land within the mapped area of the Illawarra Escarpment. However, due to historically being zoned for residential land use purposes, the more stringent planning controls applicable to escarpment lands, cannot be considered in the assessment of development applications. This can result in undesirable and out-of-character development being proposed in locations that are likely to impact upon the values of the adjacent escarpment land.

Figure 1 Study Area

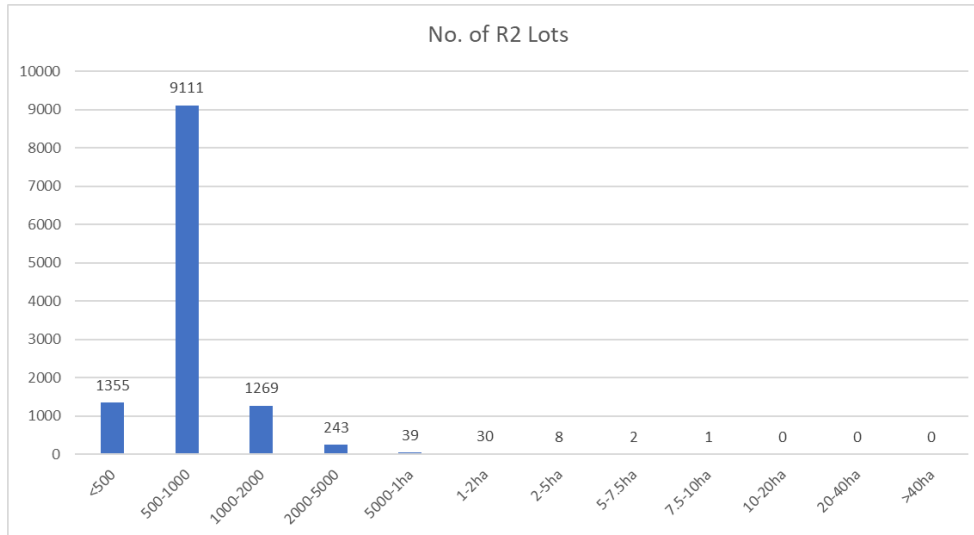


Methodology

On 29 July 2022 Council endorsed the draft Wollongong Housing Study for exhibition. A priority action being the review of large R2 Low Density Residential lots in proximity the Illawarra Escarpment. Council's GIS data was interrogated to identify all residential lots within a 500-metre buffer from the mapped boundary of the Illawarra Escarpment. This was later refined to exclude areas east of the Princes Highway and South Coast rail line and in the northern suburbs, Lawrence Hargrave Drive. Land within the West Dapto Urban Release Area was excluded from the study, as it will likely be subject to future Planning Proposals and Neighbourhood Plans.

Despite refinements being made to the study area, initially 12,058 lots were identified. A lot size analysis (Figure 2) shows the majority of the R2 lots have an area of between 500m² and 1000m² (9,111 lots).

Figure 2 Lot size analysis



It was determined, to capture lots that would be of greatest significance if developed, a minimum area of 1 hectare would be applied. This process resulted in 41 lots being identified as potentially significant. A further refinement was undertaken to exclude all lots:

- with split zones, where the portion of R2 land was less than 1 ha (ie the majority of the lot is zoned C2 or C3)
- located in an already developed residential setting; or
- where the R2 primarily occurred within the access handle of a property.
- to remove lands owned by public authorities or used for public reserves, education establishments, hospitals, aged care facilities, and transport corridors.

As a result of the refinements, 22 lots were identified for further analysis.

Council is concurrently undertaking a review of Council owned public reserves, zoned R2, classified as Community Land, with the objective of rezoning this land to RE1 Public Recreation.

Furthermore, there will be a separate review of the minimum lot sizes for R2 Low Density Residential zoned land located within the foothills of the Illawarra Escarpment.

Results

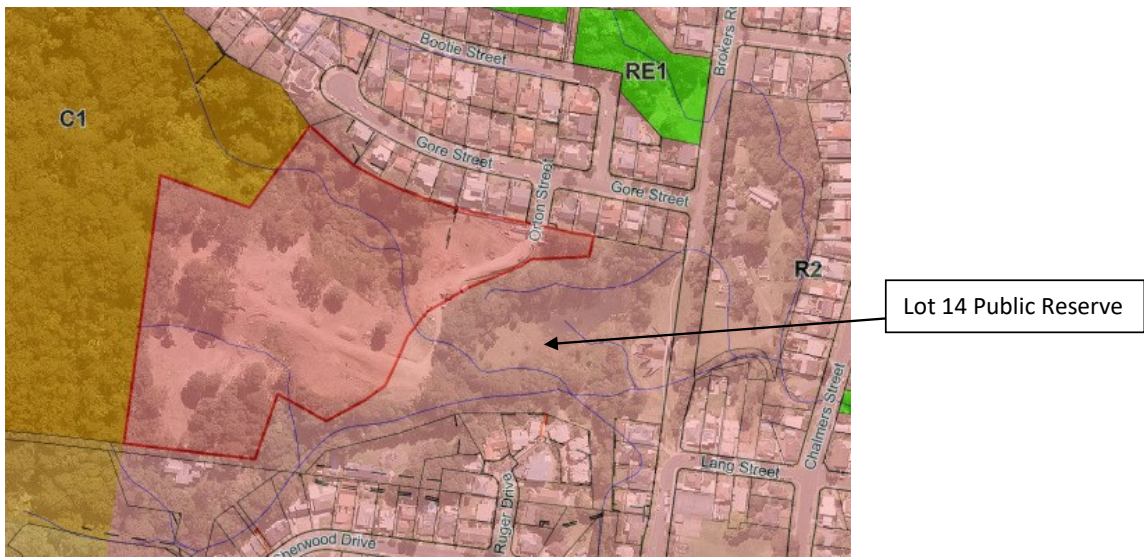
The lots presented in this study are those that have the greatest potential of impacting upon the escarpment values, if developed for more intensive forms of Low Density Residential development. This includes for multi dwelling housing, residential flat buildings or alike. In addition to lots meeting the initial criteria for review, adjoining large residential lots, under 1 ha, which displayed similar escarpment values, planning characteristics and constraints were considered for inclusion in the study results.

WARD 1

Balgownie

Lot 2 Brokers Road, BALGOWNIE (Lot 2 DP 774626)

The site is currently zoned R2 Low Density Residential and has an approximate area of 5.14 ha. The site has a mapped Floor Space Ratio of 0.5:1; Height of 9 m; Minimum Lot Size of 449 m². Access to the site is via a frontage to Orton Street. The lot is adjacent to the Illawarra Escarpment. The site is partially cleared of vegetation and has an approved subdivision for 22 lots (LEC No. 10396 of 1996).



The site is adjacent to a large drainage easement located on Council owned land to the east, being 47 Brokers Road (Lot 14 DP 832760). This property is also zoned R2 Low Density Residential and has an area of 3.628 hectares. Its zoning is separately being reviewed by Council through a review of all public reserves zoned R2 Low Density Residential.

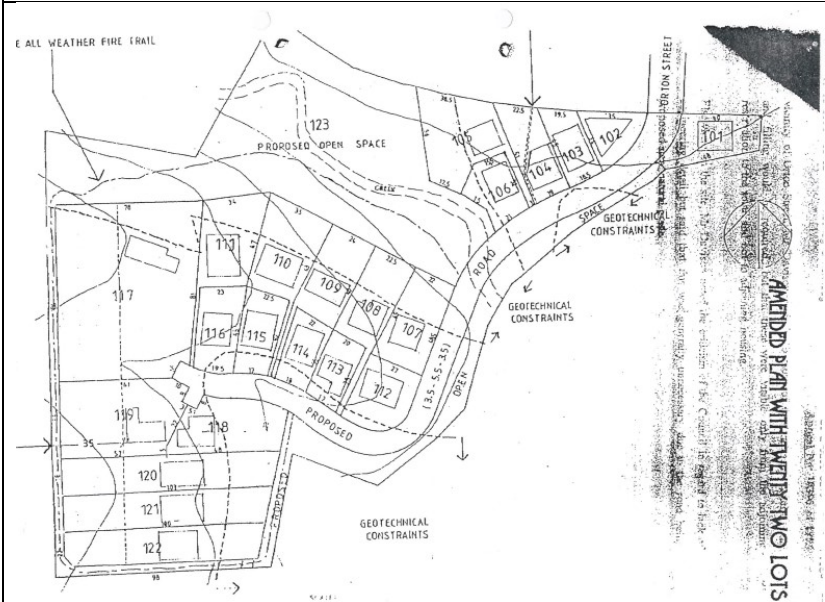
Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) - 2(a) Residential "A"
- Wollongong Local Environmental Plan 38 (1984) – 2(a) Residential "A" Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

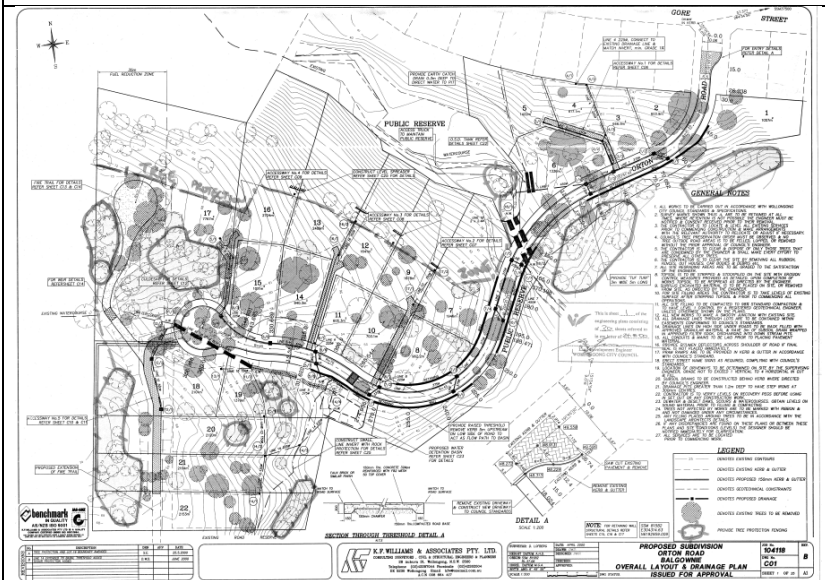
- Bush Fire Prone - Vegetation Category 2 and buffer
- Biodiversity Strategy Corridor
- Filled Land
- Land Instability (suspected slip)
- Slope 18-25 to less than 4 degrees
- Flooding
- Riparian lands
- Threatened species; (Fauna) Square-tailed Kite; Large Bent-winged Bat; Power Owl

Amended Plan with 22 Lots. Submitted as part of the DA process and approved by NSWLEC in 1996



LEC No. 10326 of 1996

Proposed Subdivision – overall layout and drainage plan. CC Approved by Private Certifier



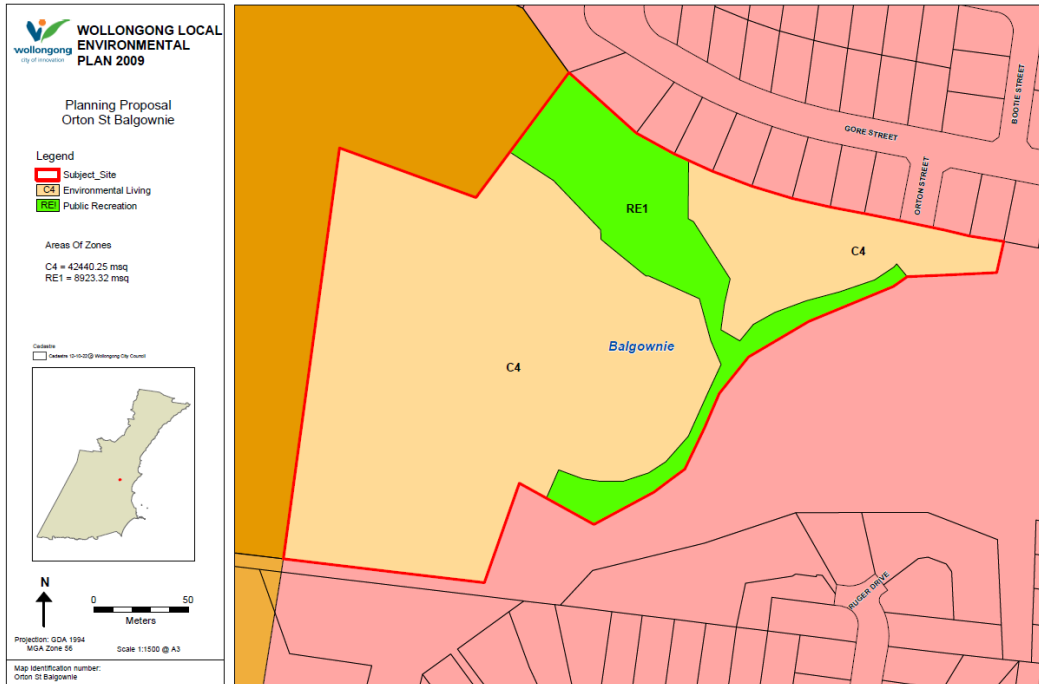
PC-2021/61 – Subdivision Works Certificate

Recommendations

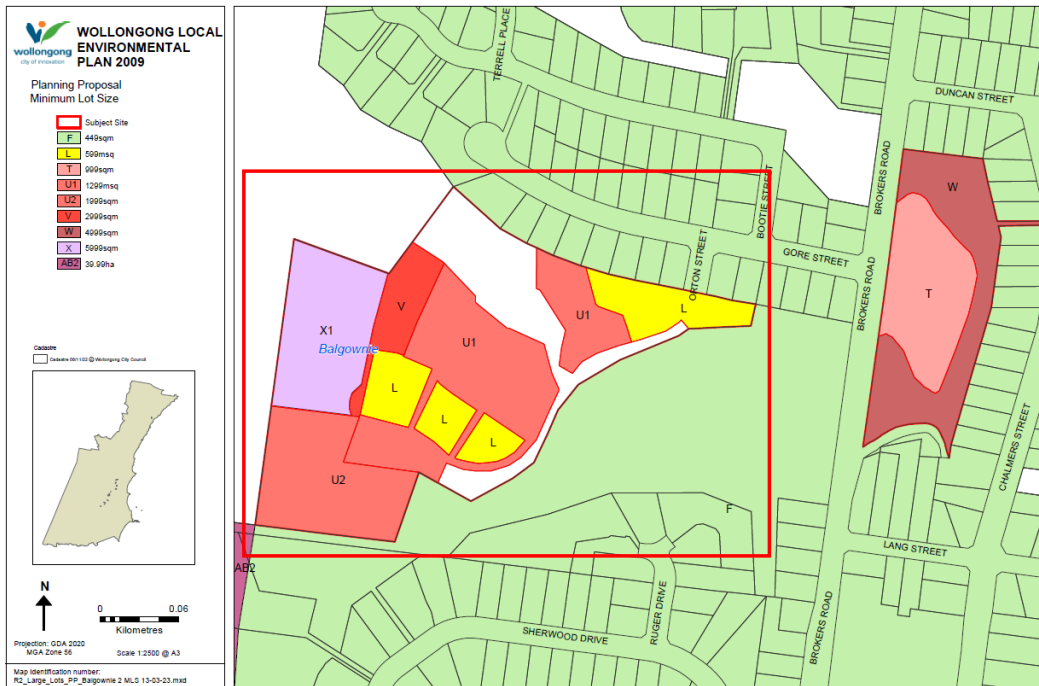
It is proposed the lot zoning be amended to C4 to allow greater environmentally focused development, which includes residential development that complement the lots to the west within

the Escarpment and a Floor Space Ratio of 0.3:1 and a minimum lot size of 3999 m², 2,999m², 1,999m², 1,299m², and 599m². No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning Map

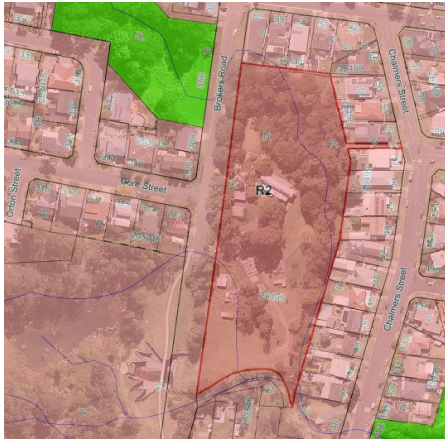


Proposed Minimum Lot Size map



40 Brokers Road, BALGOWNIE (Lot X DP 29499)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.63 ha. The site has a mapped floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via a frontage to Brokers Road. A secondary frontage exists via an access handle to Chalmers Street. The site is used for residential and small scale agricultural associated uses.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) - 2(a) Residential "A"
- Wollongong Local Environmental Plan 38 (1984) – 2(a) Residential "A" Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

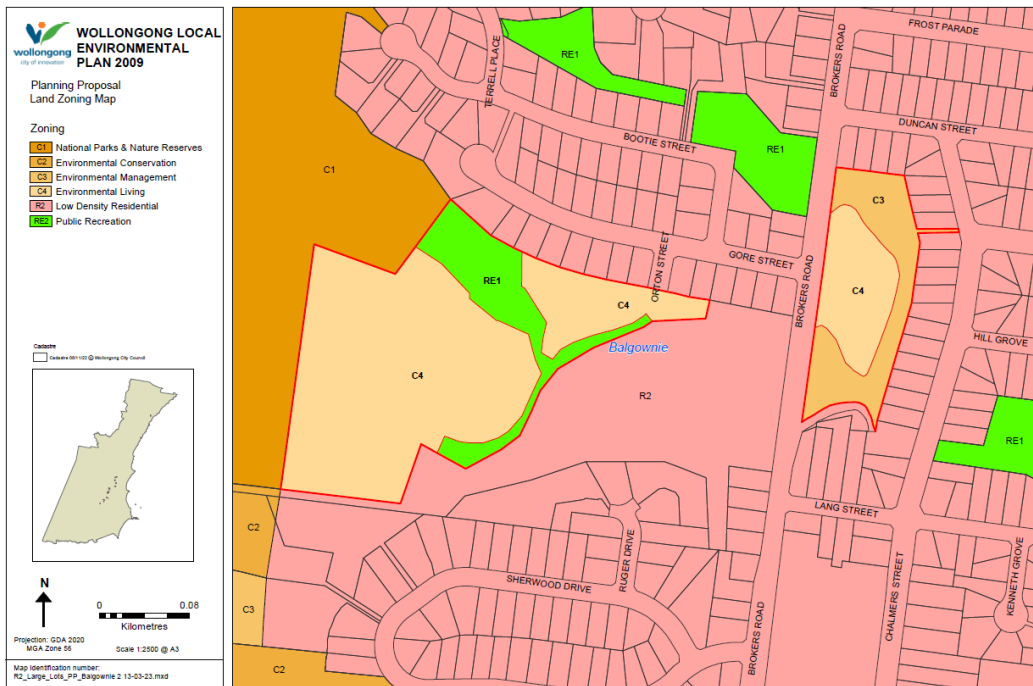
- Slope 8-18 to less than 4 degrees
- Flooding – High hazard
- Riparian corridor



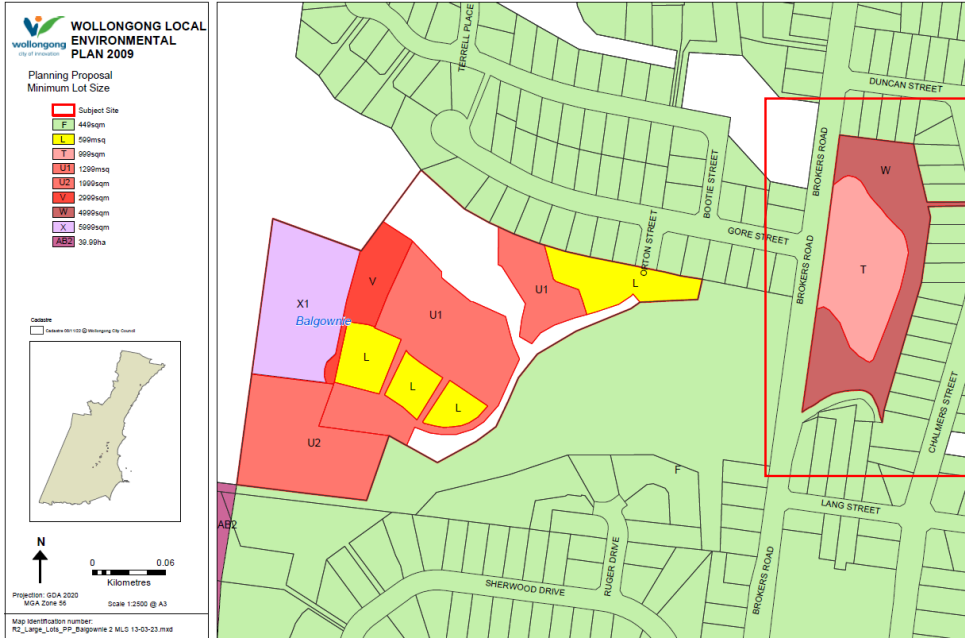
Recommendations

It is proposed the lot zoning be amended to C3 Environmental Management for the flood hazard areas and C4 Environmental Living for the unconstrained land. For the C4 area, it is proposed a Floor Space Ratio of 0.3:1 and a minimum lot size of 999 m² be amended. For the C3 land, it is proposed that the minimum lot size increase to 4999m². No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning Map



Proposed Minimum Lot Size map

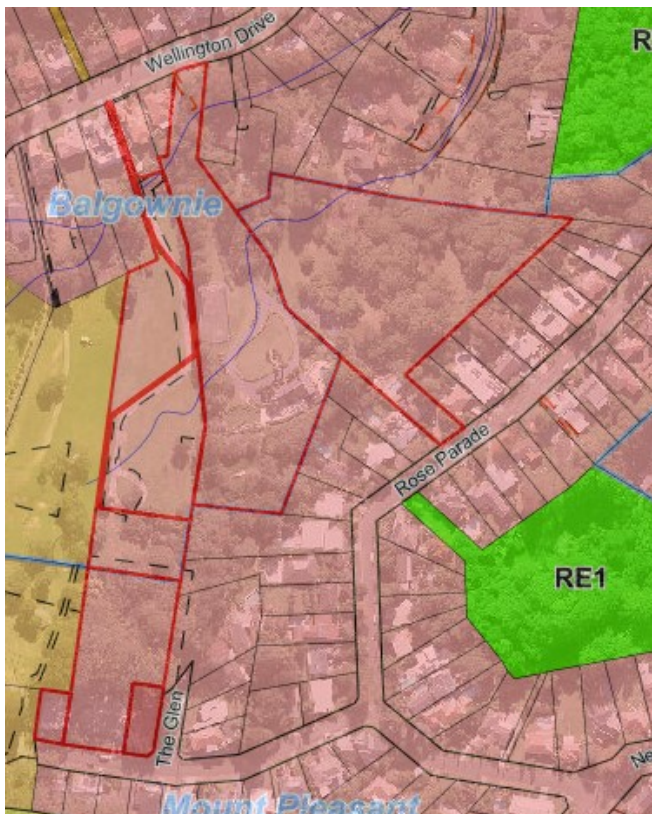


Multiple lots Wellington Drive, Balgownie, Paradise Avenue and Rose Parade, Mount Pleasant

All lots have a current zoning of R2 Low Density Residential; mapped floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². The areas of each lot is less than 1 ha in size. Lot 1021 DP 1204935 and Lot 1022 DP 1204935 are connected to Wellington Drive via an access handle and are battle axe lots. Lot 102 DP 601108 and Lot 8 DP 213718 have frontages to Paradise Avenue, within the suburb of Mount Pleasant.

Dwellings are located on Lot 100 DP 747146, Lot 101 DP747146, Lot 100 DP585596, Lot 102 DP 6081108 and Lot 8 DP 213718; whereas Lot 1021 DP 1204935 and Lot 1022 DP 1204935 are currently vacant and consist largely of managed land. Council’s mapping appears to indicate portions of Escarpment Blackbutt Forest located (MU16) on Lot 1022 DP 1204935; Lot 12 DP 601108; Lot 8 DP 213718.

Property Location	Legal Description	Area (ha)
53A Wellington Drive, Balgownie	Lot 101 DP 747146	1.332
55A Wellington Drive, Balgownie	Lot 1021 DP 1204935	0.884
55B Wellington Drive, Balgownie	Lot 1022 DP 1204935	0.2515
36 Rose Parade, Mount Pleasant	Lot 100 DP 747146	1.487
6 Paradise Avenue, Mount Pleasant	Lot 100 DP 585596	0.079
10 Paradise Avenue, Mount Pleasant	Lot 102 DP 601108	0.523
10 Paradise Avenue, Mount Pleasant	Lot 8 DP 213718	0.0556



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) –
 - Lot 1021 DP 1204935 - 2(a) Residential “A”; 1(b) Non-Urban “B” (Access handle only)
 - Lot 1022 DP 1204935 - 2(a) Residential “A”; 1(b) Non-Urban “B” (Access handle only)
 - Lot 8 DP 213718 - 2(a) Residential “A”
 - Lot 102 DP 601108 - 2(a) Residential “A”
 - Lot 100 DP 585596 – 2(a) Residential “A”
- Wollongong Local Environmental Plan 38 (1984) – 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

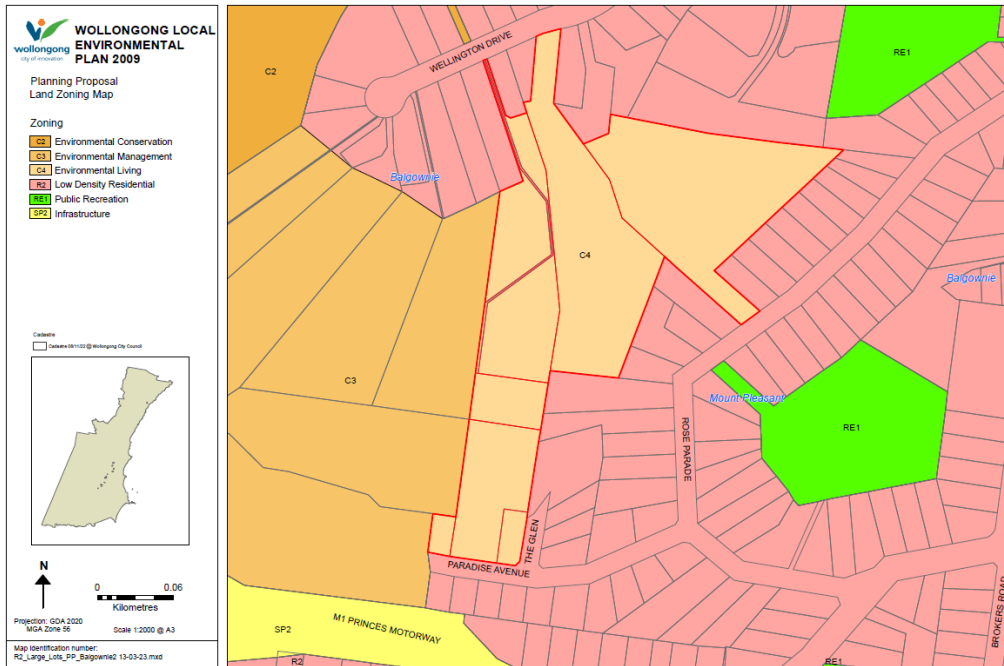
- Flood affected
- Filled Land
- Land instability (known and suspected slip)
- Slope 8-18 to 4-8 degrees
- Bush Fire buffer (access handle for Lot 1021 DP 1204935 and Lot 1022 DP 1204935)
- Riparian lands (access handle for Lot 1021 DP 1204935 and Lot 1022 DP 1204935)



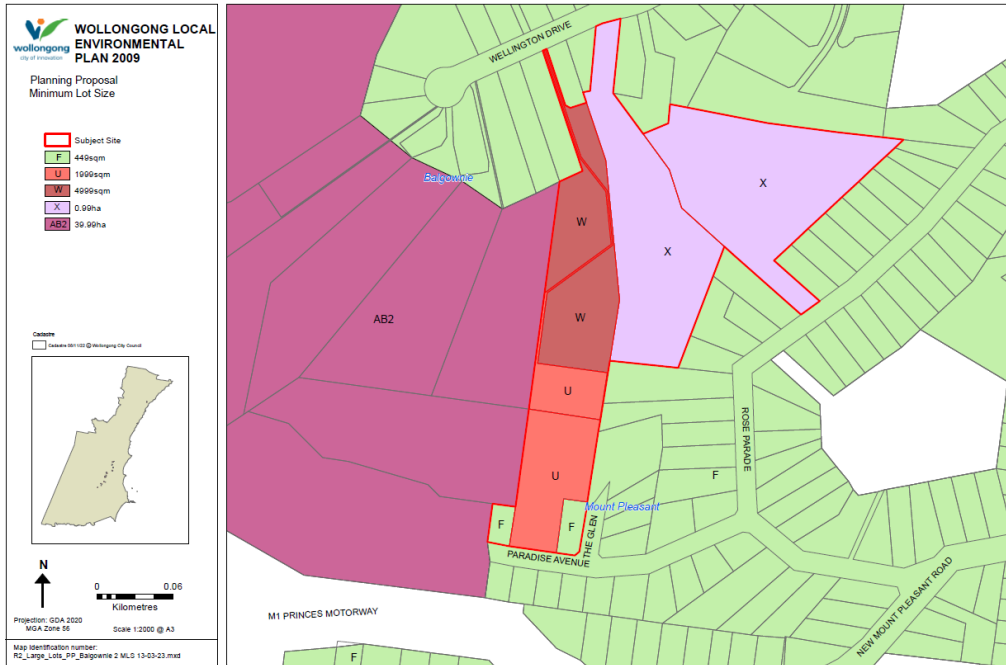
Recommendations

It is proposed the lot zoning be amended to C4 to allow a transition and consistency of land use with the neighbouring allotment to the west and a Floor Space Ratio of 0.3:1 and minimum lot size of 9,999 m², 4,999 m², 1,999 m² and 499 m² be introduced. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning Map



Proposed Minimum Lot Size map



Stanwell Park

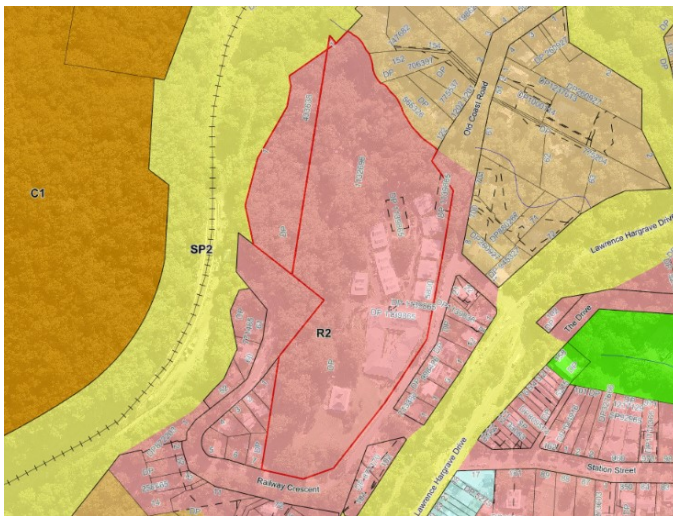
Multiple lots, Railway Crescent, STANWELL PARK (Lot 1 DP 1218223; Lot 1 DP 433638; Lot 5800 DP 1132696)

The site is currently zoned R2 Low Density Residential and, consisting of 3 lots, ranging in size from 50.6 m² to 4.83 ha² and a total area of 1.88 ha. The site has a mapped floor space ratio of 0.5:1; height of 9 m; minimum lot size of 999 m². Access to Lot 1 DP 433638 and Lot 5800 DP 1132696 have a street frontage to Railway Crescent. Lot 1 DP 1218223 is a small isolated lot in the ownership of RailCorp Property and is adjacent to Rail Corporation’s South Coast railway line.

Property Location	Legal Description	Area (ha)
Hill Crest Home 1A Railway Crescent	Lot 5800 DP 1132696	4.83
Lot 1 DP 433638 Railway Crescent	Lot 1 DP 433638	0.876
Lot 1 DP 1218223 Railway Crescent (RailCorp)	Lot 1 DP 1218223	0.00506 (50.6m ²)

All of the subject sites have a boundary with the Illawarra Escarpment and the South Coast Rail Line. Lot 1 DP 1218223 and Lot 5800 DP 433638 appear vacant.

Lot 5800 DP 1132696 is the largest of the three allotment and has an approved residential aged care facility on site (Hill Crest). DA-2002/2102/E approved 55 self care dwellings in 19 buildings. DA-2012/1311/D approved a 44 bed aged care facility and 4 independent living units.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) - 2(b) Residential “B”
- Wollongong Local Environmental Plan 38 (1984) – 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 – 2A1 Special Low Density Residential Zone

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Unclassified flooding
- Acid Sulfate Soils (Class 5)

- Riparian Land
- Local heritage item 5901 Hillcrest (Lot 5800 DP 1132696)
- NP Vegetation: MU16 Escarpment Blackbutt Forest
- Biodiversity Strategy Corridor
- Land instability (suspected slip)
- NP Conservation Assessment classes: Primary and Enhancement
- Slope 8-18 to 4-8 degrees
- proximity to rail corridor

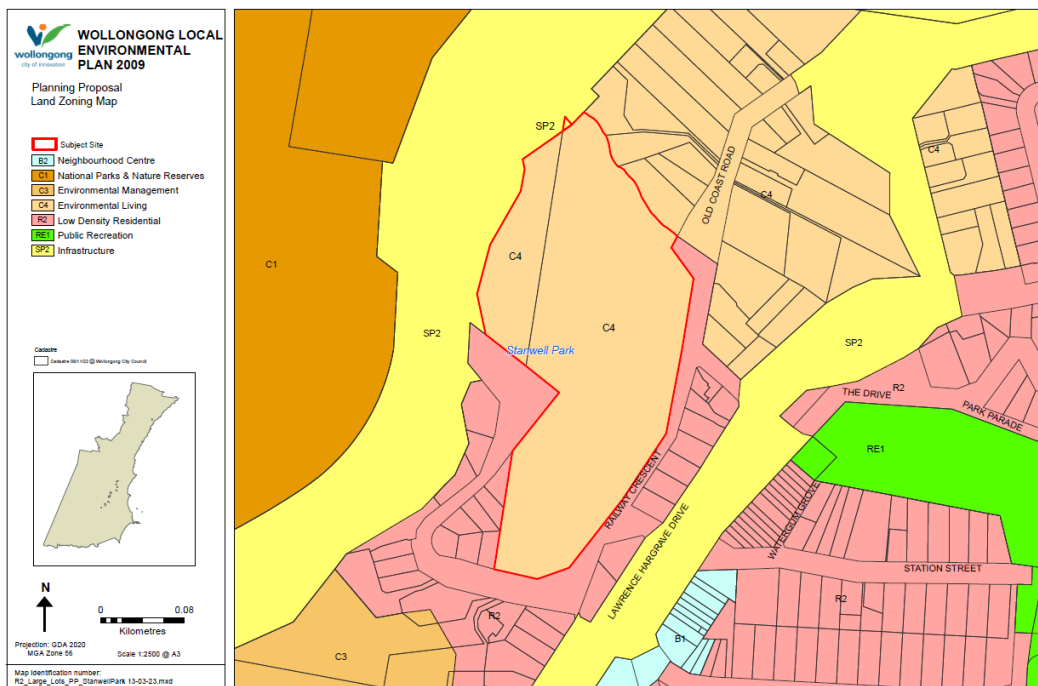
Recommendations

It is proposed Lot 1 DP 1218223 zoning be amended to SP2 Infrastructure (Rail) and no mapped Floor Space Ratio; Maximum building height and Minimum lot size. To maintain consistency with the South coast railway line.

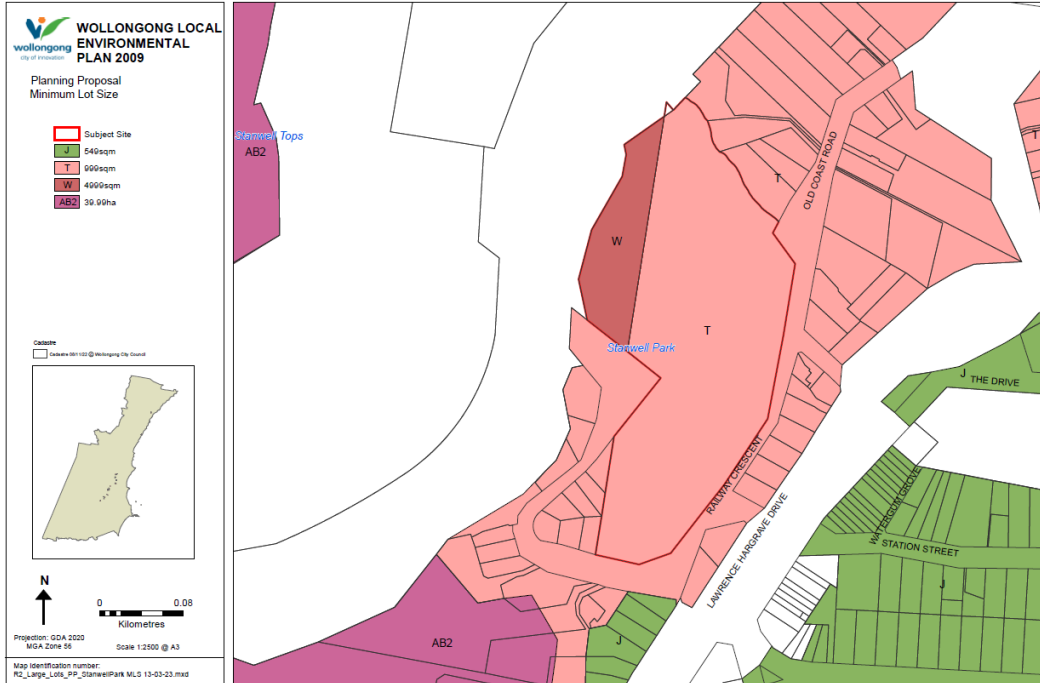
It is proposed the zoning for Lot 5800 DP 1132696 be amended to C4 with a Floor Space Ratio of 0.3:1. There are no proposed changes to the minimum lot size of 999 m² and the existing maximum building height of 9 m.

It is proposed the zoning for Lot 1 DP 433638 be amended to C4 with a Floor Space Ratio of 0.3:1. and the minimum lot size be increased to 4,999 m² and the existing maximum building height of 9 m.

Proposed Zoning map



Proposed Minimum Lot Size map

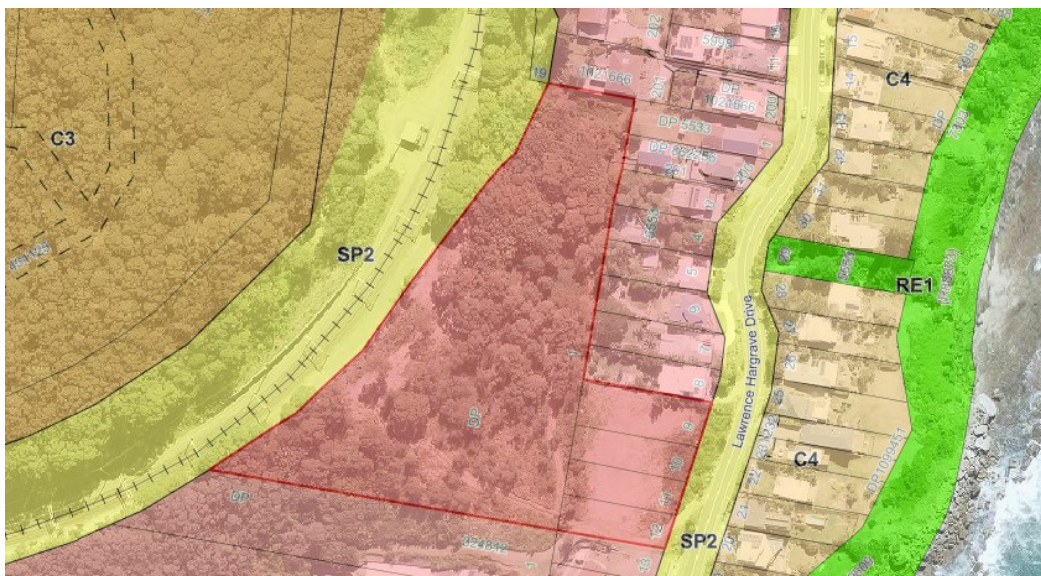


Wombarra

632 Lawrence Hargrave Drive, WOMBARRA (Lot 1 DP 1286300; Lot 2 DP 1286300; Lot 3 DP 1286300; Lot 4 DP 1286300; Lot 5 DP 1286300)

The site is currently zoned R2 Low Density Residential and, consisting of 5 lots, ranging in size from 1.554 ha to 744.3 m² and a total area of 1.8 ha. The site has a mapped floor space ration of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via the frontage to Lawrence Hargrave Drive.

The western boundary of the site is generally adjacent to the Illawarra Escarpment and the South Coast Rail Line. The site has largely remained vacant until the present, with the exception of a small structure located on Lot 12 that was demolished between 1955 and 1961. In 2021 a fourteen lot subdivision was approved upon the site. Lots in the approved subdivision range in size from 450 m² through to 4097 m².



Previous zoning:

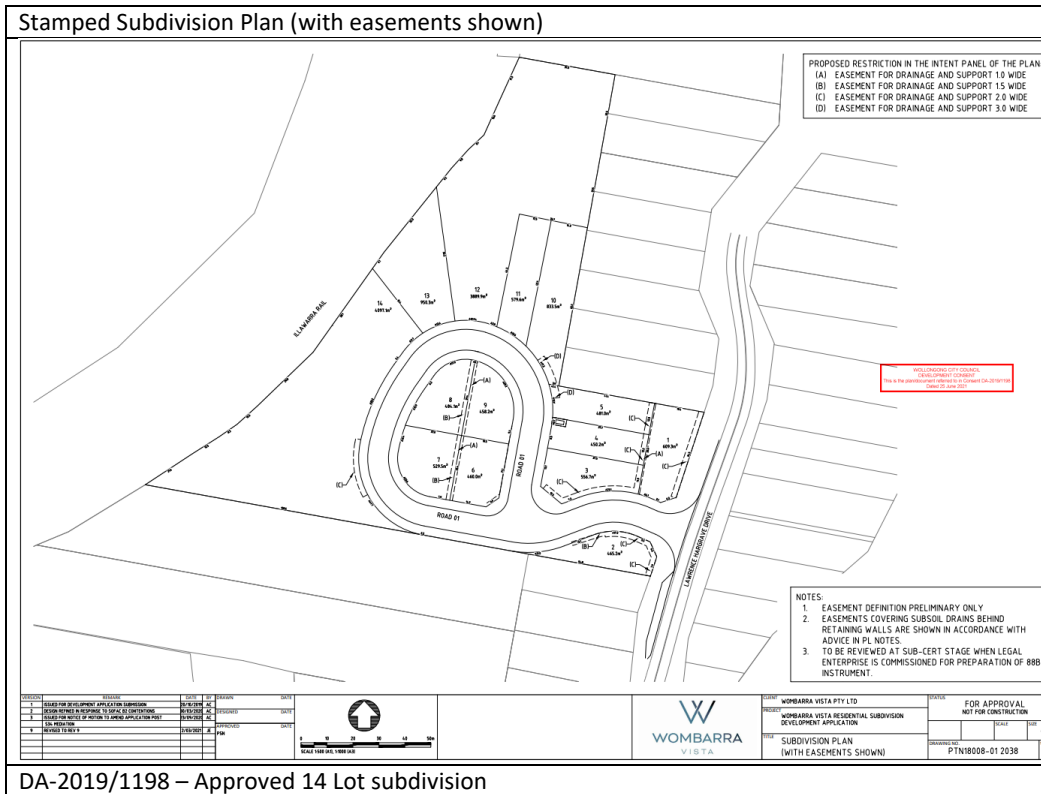
- Illawarra Planning Scheme Ordinance (1968) - 2(a) Residential "A"
- Wollongong Local Environmental Plan 38 (1984) – 5(a) Special Uses Zone
- Wollongong Local Environmental Plan 1990 – 2A1 Special Low Density Residential Zone

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Coastal Zone – geotechnical risk
- Contaminated land
- Land instability (known and suspected slip)
- Slope 8-18 to 4-8 degrees
- EEC – MU5 Littoral Rainforest
- Threatened species; (Flora) Scrub Turpentine; (Fauna) Grey-headed Flying Fox; Sooty Owl
- Acid Sulfate Soils (Class 5)
- Riparian Land

Approved subdivision lot sizes

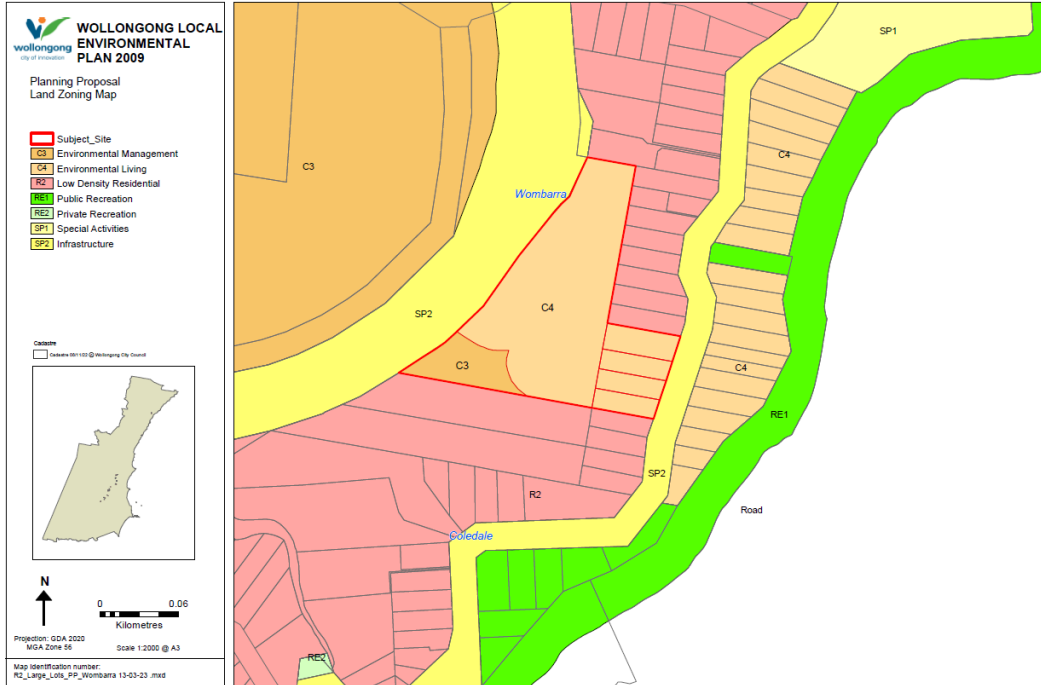
1	609.3
2	465.2
3	556.7
4	450.2
5	481
6	460
7	529.5
8	484.1
9	458.2
10	833.5
11	579.6
12	3889.9
13	950.3
14	4097.1



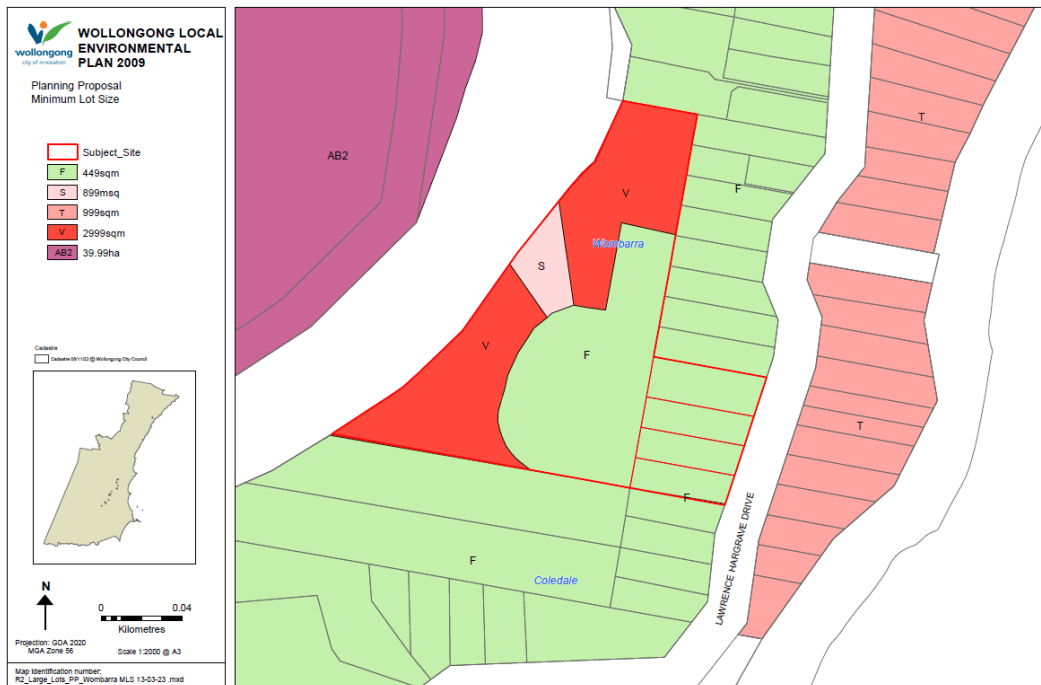
Recommendations

It is proposed the lot zoning be amended to C4 to allow consistency of land use with the neighbouring allotment to the west and a Floor Space Ratio of 0.3:1 and a minimum lot size of 2,999 m², 899 m² and 449 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning map



Proposed Minimum Lot Size map



WARD 2

Cordeaux Heights

107 Derribong Drive, CORDEAUX HEIGHTS (Lot 60 DP 1233680)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.21 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site has a frontage to Derribong Drive. The lot has a secondary access to Mungurra Hill Road.

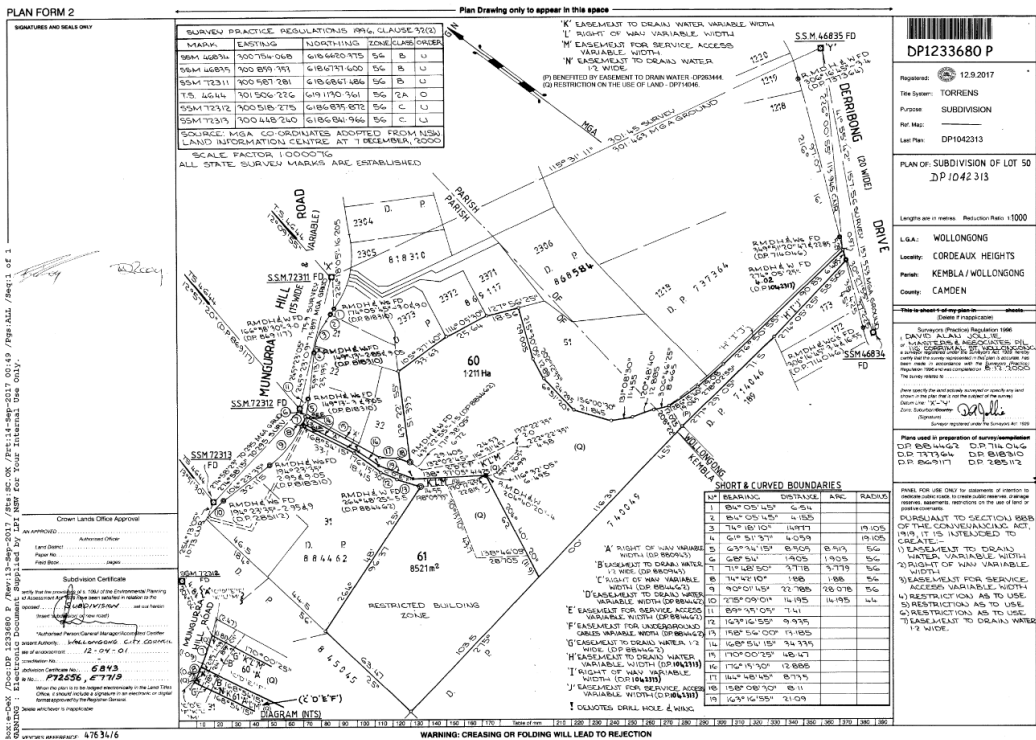


Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 1(b) Non-Urban “B
- Wollongong Local Environmental Plan 38 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 2A Low Density Residential

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- EEC MU23 Illawarra Lowlands Grassy Woodland and possibly EPBC Act MU13 Illawarra and South Coast Lowland Forest and Woodland
- Filled land
- Land instability (suspected slip)
- Flooding
- Slope 8-18 to 4-8 degrees

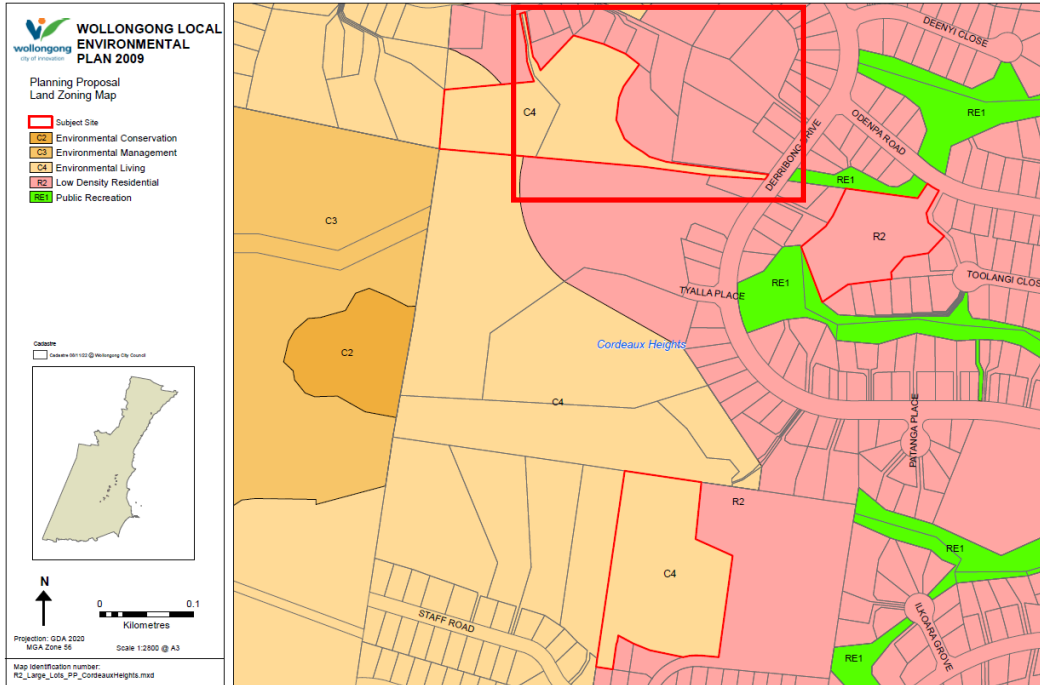


The Deposited Plan for Lot 60 DP 1233680 shows a restriction on the use of lands and a restricted building zone

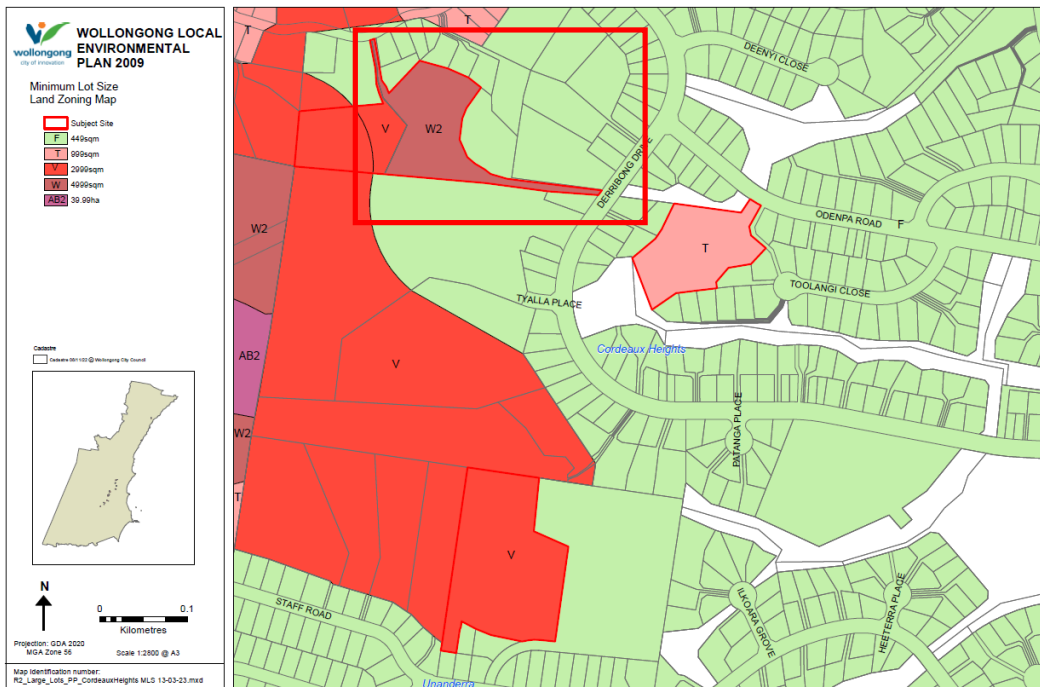
Recommendations

It is proposed the lot zoning be amended to C4 to allow consistency with adjoining lots to the north and a Floor Space Ratio of 0.3:1 and a minimum lot size of 4,999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning map



Proposed Minimum Lot Size map



43 Mungurra Hill Road CORDEAUX HEIGHTS (Lot 61 DP 1233680)

The site has an approximate area of 0.852 ha. Approximately 0.259 ha is zoned R2 Low Density Residential and has a mapped floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². The remaining 0.593 ha is zoned C4 Environmental Living and has a mapped floor space ratio of 0.3:1; height of 9 m; minimum lot size of 2999 m². Access to the site is via an access handle to Mungurra Hill Road.

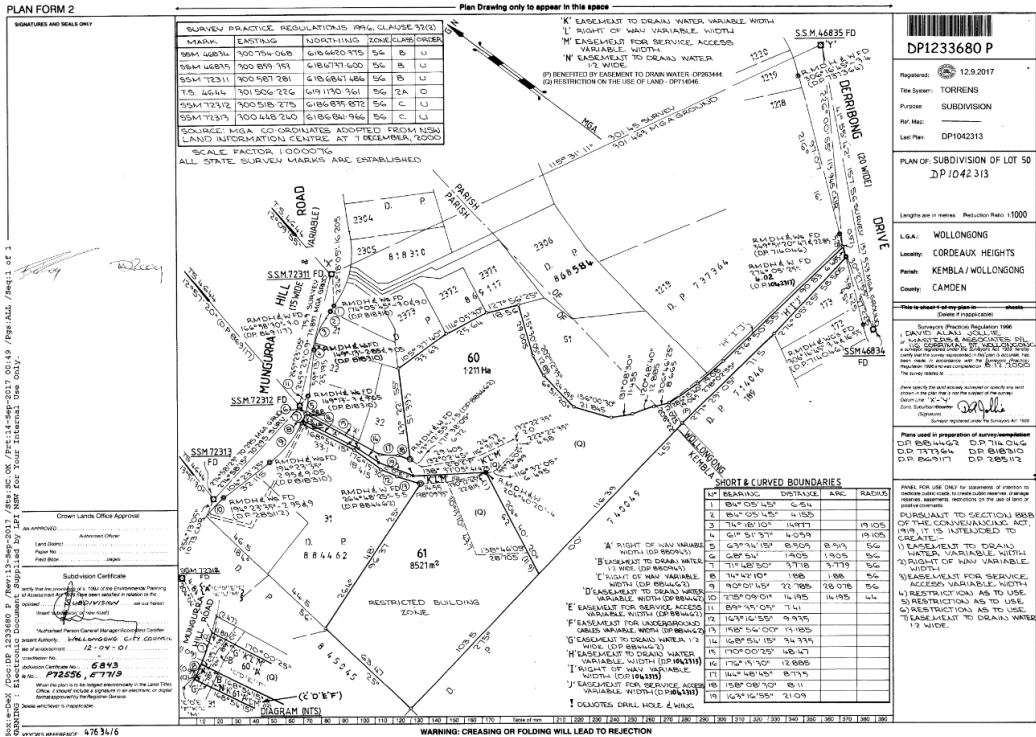


Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 1(b) Non-Urban “B”
- Wollongong Local Environmental Plan 38 (1984) - 7(g) (Environmental Protection (Living Area) Zone) and 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 – 7C (Environmental Protection Residential Zone);
- 2A Low Density Residential

Constraints

- Partially mapped as being with the Illawarra Escarpment
- Biodiversity Strategy Corridor
- Bush Fire Prone - Vegetation Category 1 and buffer
- EEC MU13 Illawarra and South Coast Lowlands Forest and Woodland
- NP Vegetation: Mu13 Moist Box-Red Gum Foothills Forest
- NP Conservation Assessment classes: Primary and Enhancement
- Flooding
- Filled land
- Land instability (suspected slip)
- Slope 8-18 to 4-8 degrees

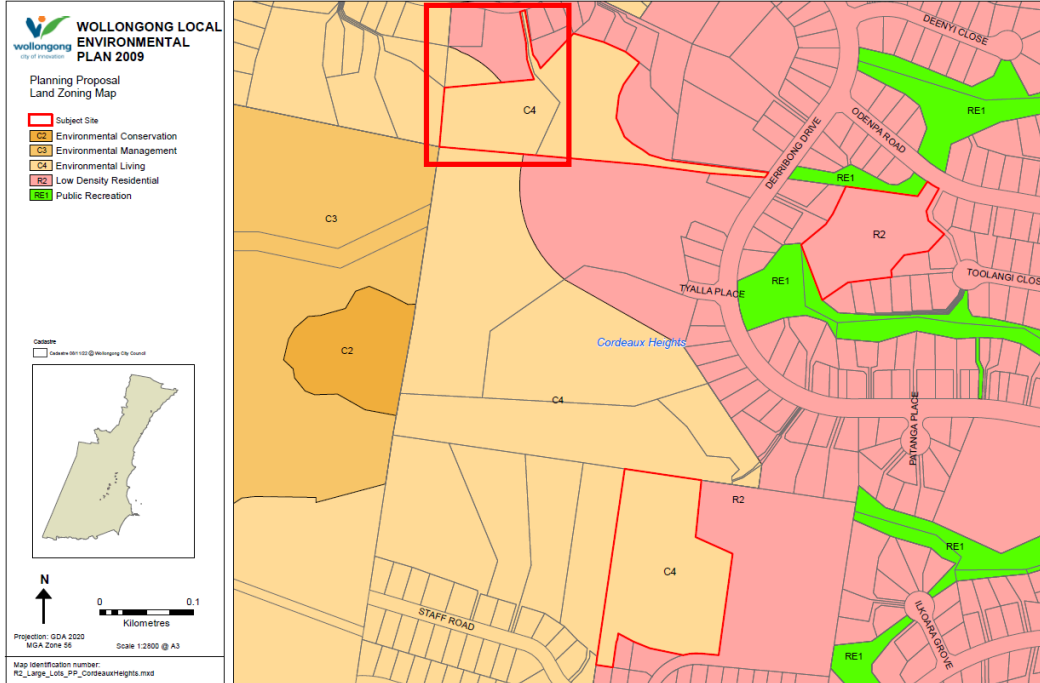


The Deposited Plan for Lot 61 DP 1233680 shows a restricted building zone

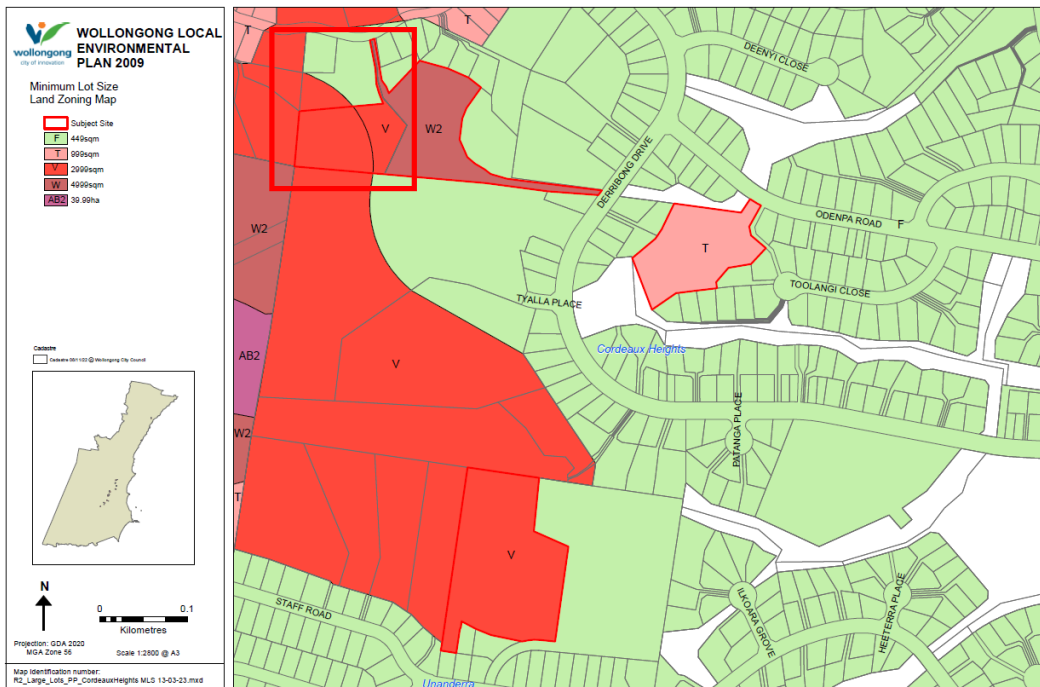
Recommendations

It is proposed R2 Low Density Zoned Land within the allotment to be amended to C4 to allow consistency with adjoining lots to the lots to northwest and a Floor Space Ratio of 0.3:1 and a minimum lot size of 2,999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning map



Proposed Minimum Lot Size map



Lot 1433 Odenpa Road, CORDEAUX HEIGHTS (Lot 1433 DP 748240)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.09 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via a frontage to Odenpa Road. The highest contour of the site is 76 AHD and a lowest elevation of 52 AHD.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 1(b) Non-Urban “B”
- Wollongong Local Environmental Plan 38 (1984) - 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 - 2A Low Density Residential

Constraints

- Land instability (suspected slip)
- MU56a Acacia Scrub
- Slope 8-18 to 4-8 degrees
- Flooding

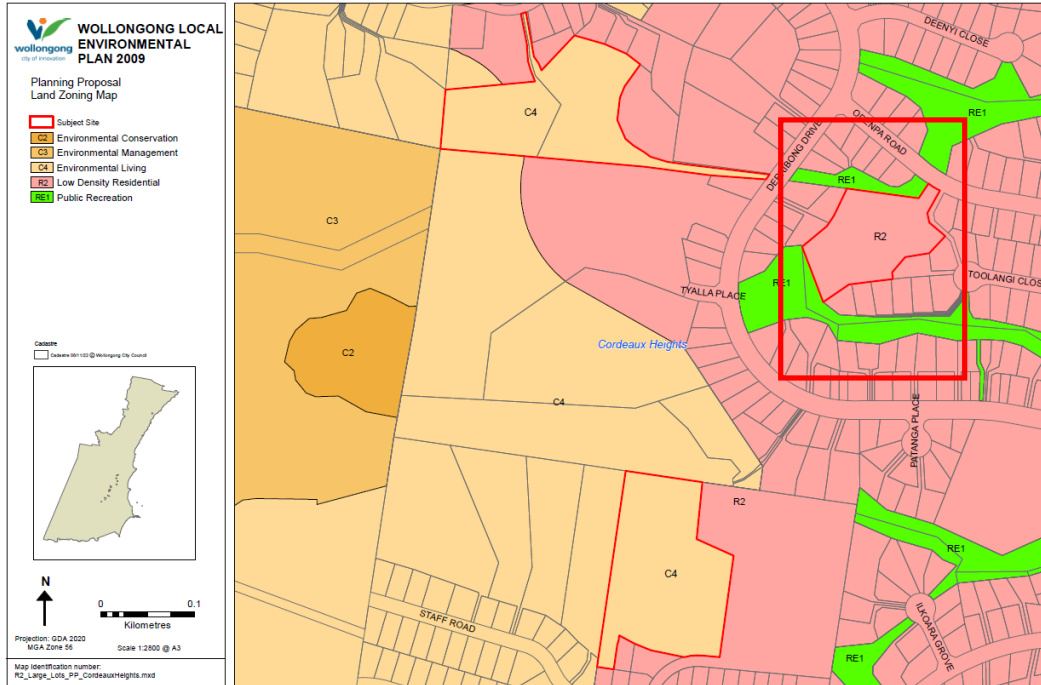
DA History

Application	Proposed	Resolution	Decision date
DA-1988/479	12 Town Houses & 11 Villa Units	Approved	29 Jul 1988
BA-1988/3259	Nine (9) Villas And Fourteen (14) Houses	Refused	25 Jan 1989

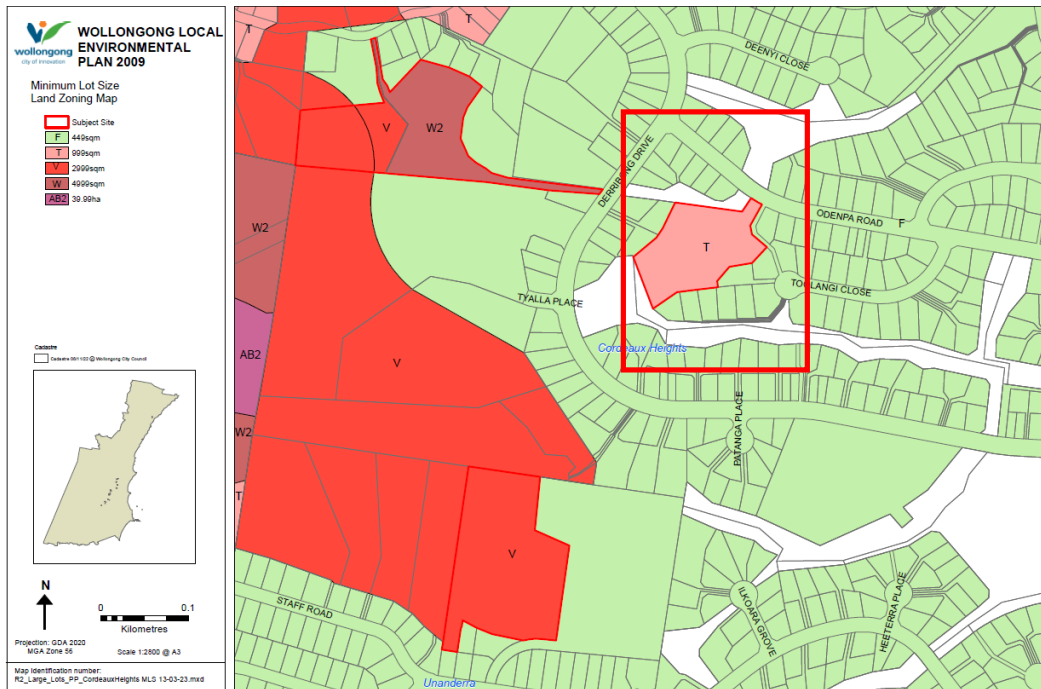
Recommendations

It is proposed the lot zoning of R2 be retained and the Floor Space Ratio of 0.5:1 and a minimum lot size of 999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning map



Proposed Minimum Lot Size map



94C Staff Road CORDEAUX HEIGHTS (LOT 17 DP 1168440)

The site is currently zoned R2 Low Density Residential and has an approximate area of 2.11 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via an easement for access to the adjoining lots and connect to Staff Road through (Lot 2 DP 1153613). The lot is adjacent to the Illawarra Escarpment. The site appears to be used for residential purposes.






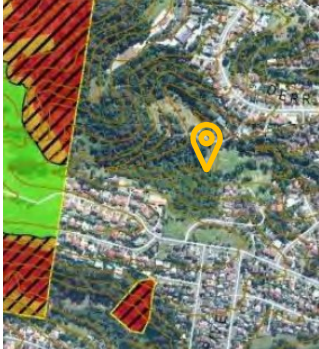








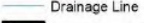






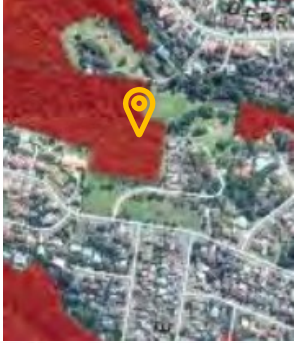




Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 1(b) Non-Urban “B”
- Wollongong Local Environmental Plan 38 (1984) – 5(a) Special Uses Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Filled Land
- Land instability (suspected slip)
- Slope 18-25 to less than 4 degrees
- EEC MU4 Illawarra Subtropical Rainforest
- Flooding
- Riparian lands

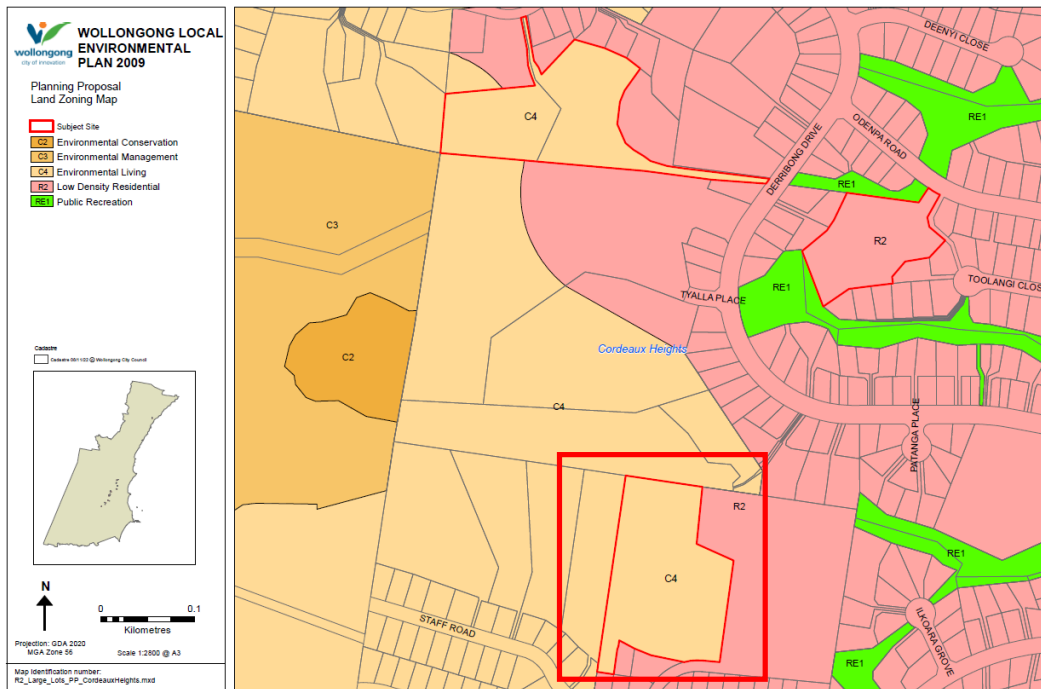
The site is visible in the Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013). The site is located on the periphery of the lands captured by the Concept Plan and is identified as bush fire prone and in the Landscape and Visual constrain mapping. The Concept Plan illustrates the site should not be developed due to visual constraints.

 <p>Constraint</p> <ul style="list-style-type: none">  Bushfire constraint  High Geotech Constraint 	 <ul style="list-style-type: none">  10m contour  Ecological Assessment Area  Farmborough Heights Study Area  Bushfire Constraint <p>Proposed conservation planning constraint</p> <ul style="list-style-type: none">  Potential Development Area  Managed Open Space  Proposed Conservation Area
<p>Excerpt map from Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>	<p>Excerpt map from Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>
 <ul style="list-style-type: none">  Drainage Line  Farmborough Heights Study Area  Bushfire Constraint  Ecological Assessment Area <p>Geotechnical & topographic constraint</p> <ul style="list-style-type: none">  High constraint  Development potential  Unconstrained 	 <ul style="list-style-type: none">  Farmborough Heights Study Area <p>Landscape & Visual Constraint</p> <ul style="list-style-type: none">  Sites can be developed  Sites that are marginal  Sites cannot be developed
<p>Developable area based on geotechnical constraints. Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>	<p>Developable areas based on Landscape & visual constraints. Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>

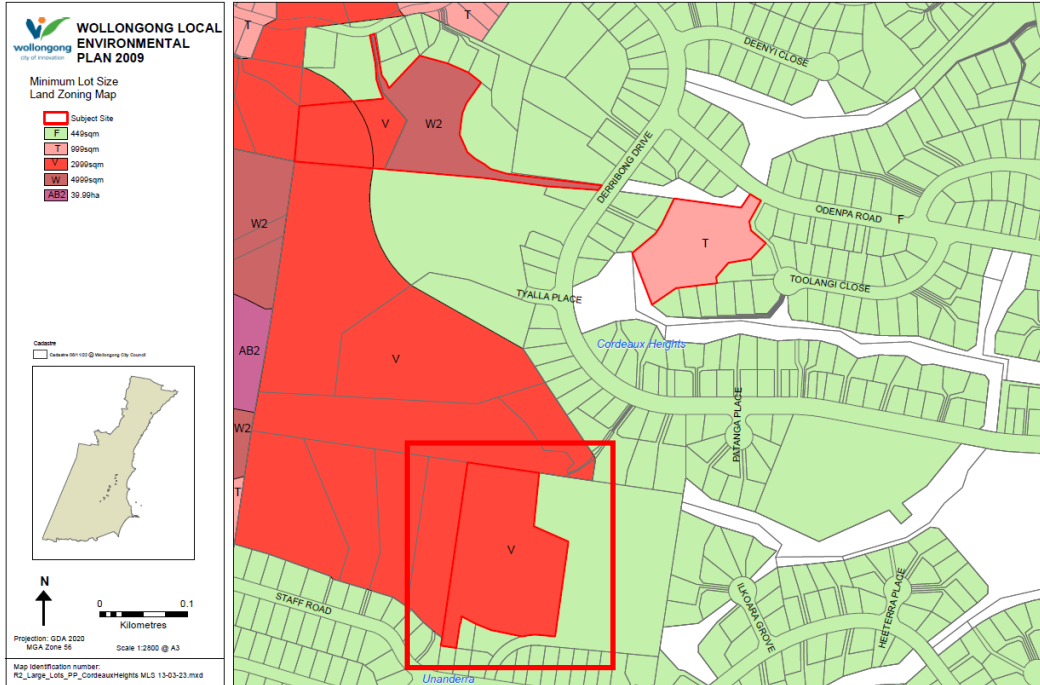
Recommendations

It is proposed the lot zoning be amended to C4 to allow consistency with adjoining lots to the west within the Escarpment and a Floor Space Ratio of 0.3:1 and a minimum lot size of 2999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning map



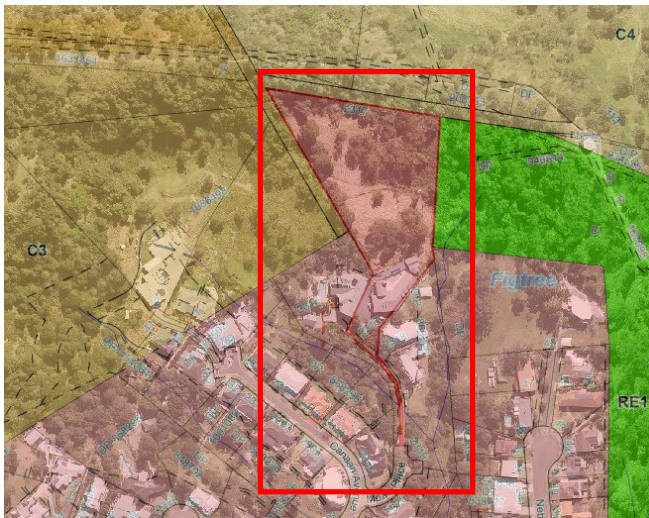
Proposed Minimum Lot Size map



Figtree

6-10 Moab Place FIGTREE (Lot 2317 DP 868296)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.4 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via access handle to Moab Place. The lot is adjacent to the Illawarra Escarpment. The site appears to be used for residential purposes.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 2(e) Residential “e” (Living Area)
- Wollongong Local Environmental Plan 38 (1984) – 2(e) Residential “E” (Living Area) Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

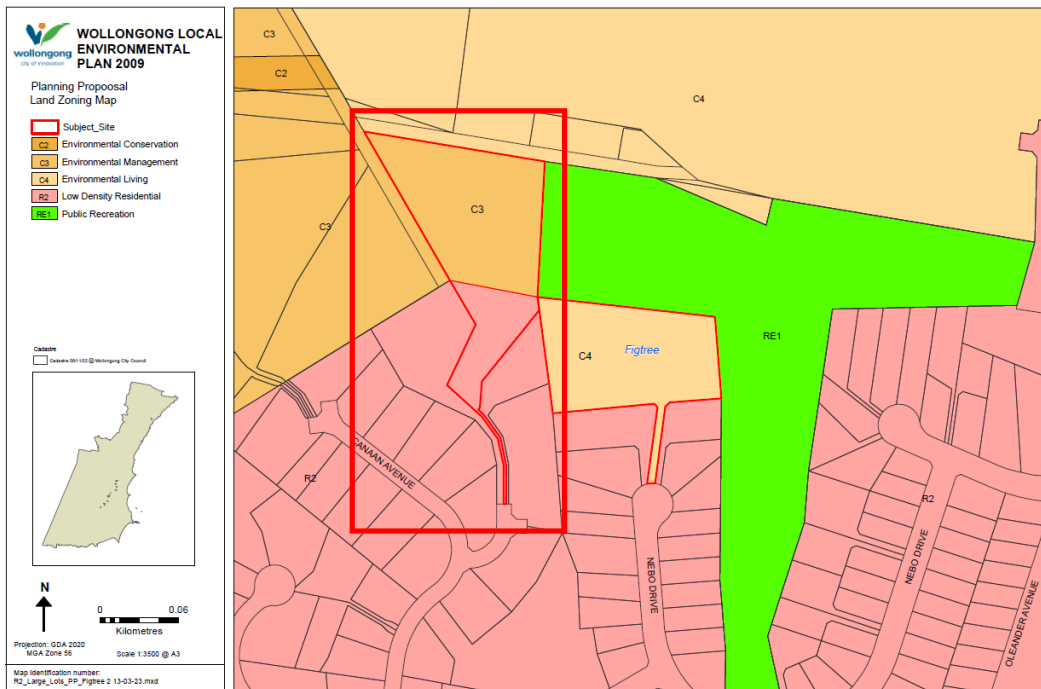
- Bush Fire Prone - Vegetation Category 1 and buffer
- Flood affected
- Land instability (known and suspected slip)
- MU56a Acacia Scrub
- Slope >25 to 4-8 degrees

Recommendations

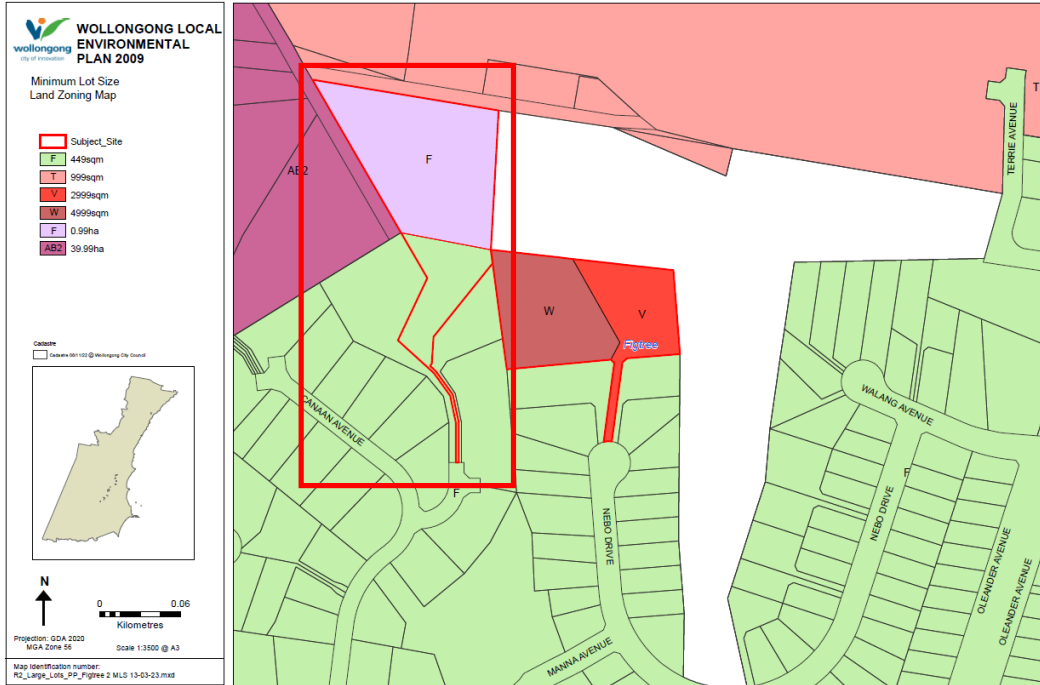
It is proposed the lot be partially rezoned to C3 to allow consistency with adjoining lots to the west within the Escarpment and minimum lot size of 9,999 m² be introduced. No amendments to the existing 9 m height restriction are proposed.

It is proposed the southern portion of the lot remain R2 as existing.

Proposed Zoning map

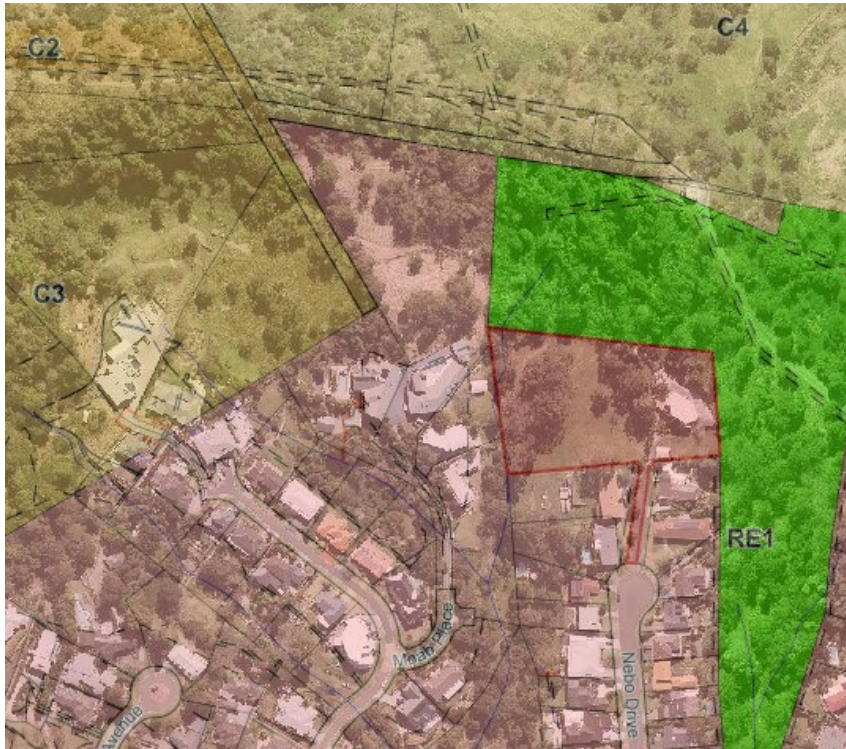


Proposed Minimum Lot Size map



54 Nebo Drive, FIGTREE (Lot 45 DP 261184)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.039 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via access handle to Moab Place. The lot is adjacent to the Illawarra Escarpment. The site appears to be used for residential purposes.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 2(e) Residential “e” (Living Area)
- Wollongong Local Environmental Plan 38 – 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Flood affected
- Land instability (known and suspected slip)
- MU56a Acacia Scrub
- Slope >25 to 4-8 degrees

Development Applications applicable to the site

Application	Proposed	Resolution	Decision date
BA-1993/2041	Two Storey Dwelling	Approved	18 Mar 1994
CC-2000/501	Double Garage	Approved	23 May 2000
DA-2000/328	Double Garage	Approved	23 May 2000
DA-2022/1268	Subdivision – Torrens title – two (2) lots	Under assessment	

Proposed subdivision layout – Development Application DA-2022/1268 – Under assessment

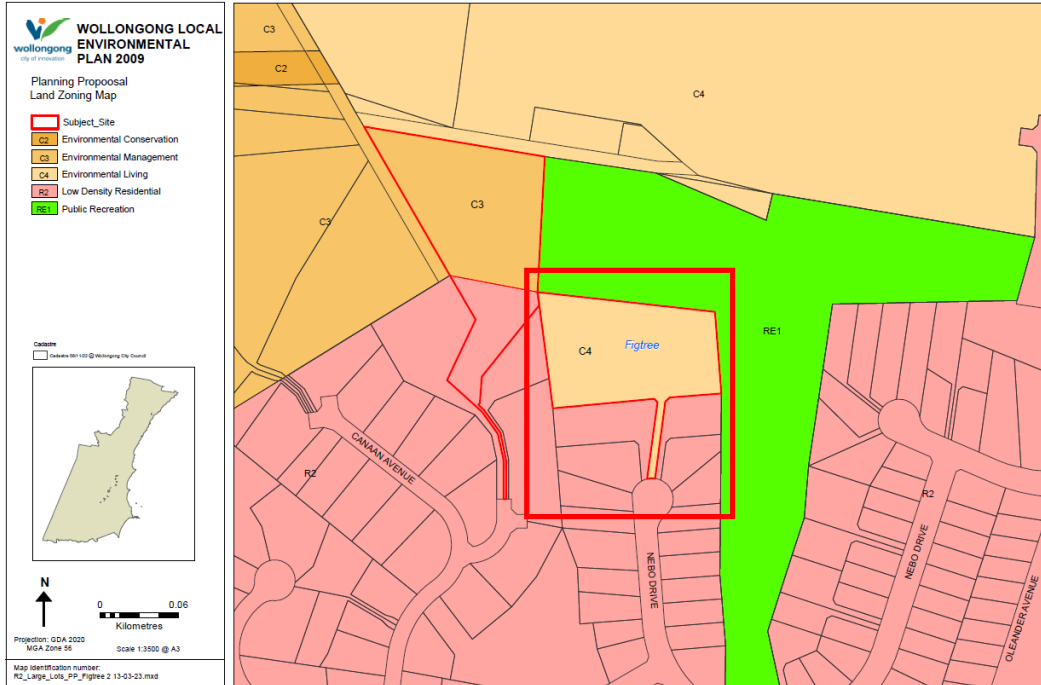
- proposed western lot 1: 6,085 m²
- proposed eastern lot 2: 4,307 m² (3934 m² excluding access handle)



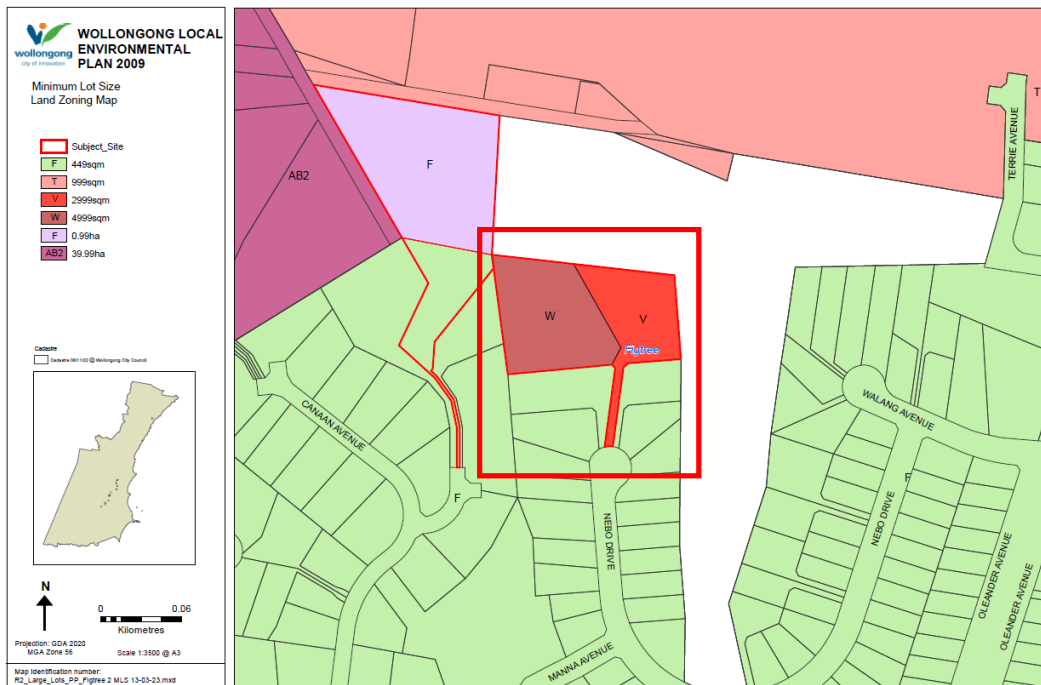
Recommendations

It is proposed the lot be partially rezoned to C4 to allow consistency with adjoining lots to the north and to the west within the Escarpment and a Floor Space Ratio of 0.3:1 and a minimum lot size of 2999m² and 4999m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning Map



Proposed Minimum Lot Size map



Multiple lots O’Briens Road, Manna Avenue, Jacaranda Avenue, FIGTREE.

Property Location	Legal Description	Area (ha)
240-242 O’Briens Road FIGTREE NSW 2525	Lot 19 DP 775348	1.385
236-238 O’Briens Road FIGTREE NSW 2525	Lot 18 DP 775348	1.184
232-234 O’Briens Road FIGTREE NSW 2525	Lot 17 DP 775348	0.5526
230 O’Briens Road FIGTREE NSW 2525	Lot 16 DP 775348	0.1385
228 O’Briens Road FIGTREE NSW 2525	Lot 15 DP 775348	0.1404
226 O’Briens Road FIGTREE NSW 2525	Lot 14 DP 775348	0.1616
222-224 O’Briens Road FIGTREE NSW 2525	Lot 13 DP 775348	1.027
220 O’Briens Road FIGTREE NSW 2525	Lot 11-12 DP 775348	0.1616
216-218 O’Briens Road FIGTREE NSW 2525	Lots 11-12 DP 775348	1.142
210 O’Briens Road FIGTREE NSW 2525	Lot 8 DP 740266	0.7275
70 Jacaranda Avenue FIGTREE NSW 2525	Lot 2604 DP 1004167	1.533
11 Manna Avenue FIGTREE NSW 2525	Lot 2501 DP 876928	0.1432
13 Manna Avenue FIGTREE NSW 2525	Lot 2502 DP 876928	0.1517
15 Manna Avenue FIGTREE NSW 2525	Lot 5 DP 848792	0.1667
17 Manna Avenue FIGTREE NSW 2525	Lot 6 DP 848792	0.1796
19 Manna Avenue FIGTREE NSW 2525	Lot 7 DP 848792	0.2116
21 Manna Avenue FIGTREE NSW 2525	Lot 8 DP 848792	0.211
23 Manna Avenue FIGTREE NSW 2525	Lot 9 DP 848792	0.4019
25 Manna Avenue FIGTREE NSW 2525	Lot 10 DP 848792	0.3196
27 Manna Avenue FIGTREE NSW 2525	Lot 11 DP 848792	0.1824
29 Manna Avenue FIGTREE NSW 2525	Lot 12 DP 848792	0.206
29A Manna Avenue FIGTREE NSW 2525	Lot 1312 DP 1034643	0.4483

All lots have a current zoning of R2 Low Density Residential; mapped floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m² and are greater than 1 ha in size. All lots, apart from Lot 2604 DP 1004167 and Lot 421 DP 774939 have a frontage to O’Briens Road and present as large battle axe arranged lots. Lot 2604 DP 1004167 is connected to Jacaranda Avenue via an access handle and is currently vacant.

The lots contain a mix of uses from single approved dwelling houses to partially managed land. The battle axe lots fronting O’Briens Road are generally arranged with a dwelling house adjacent to the road frontage and vacant land to the north. Lands external to the building envelope typically range from managed land through to vegetated areas and riparian corridor and are steeply sloping.



Previous zoning:

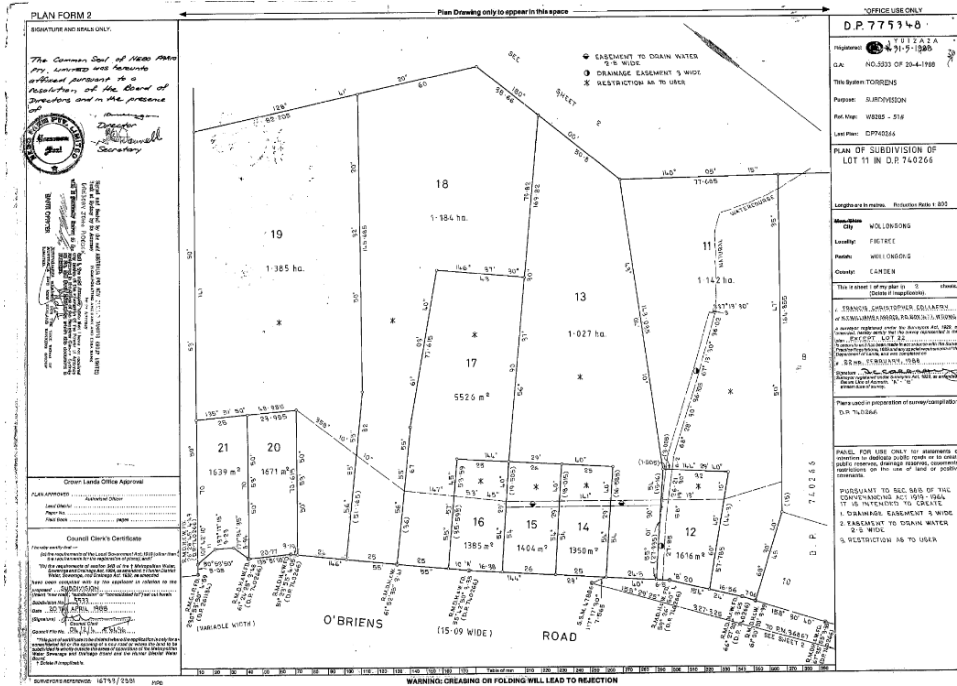
- Illawarra Planning Scheme Ordinance (1968) – All lots: – 2(e) Residential “e” (Living Area)
- Wollongong Local Environmental Plan 38 (1984) - 2(e) Residential “E” (Living Area) Zone
- Wollongong Local Environmental Plan 1990 - 2A Low Density Residential Zone

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Land instability (known and suspected slip)
- Flooding
- MU56 Acacia Scrub
- Riparian lands
- Slope 18-25 to 8-18 degrees

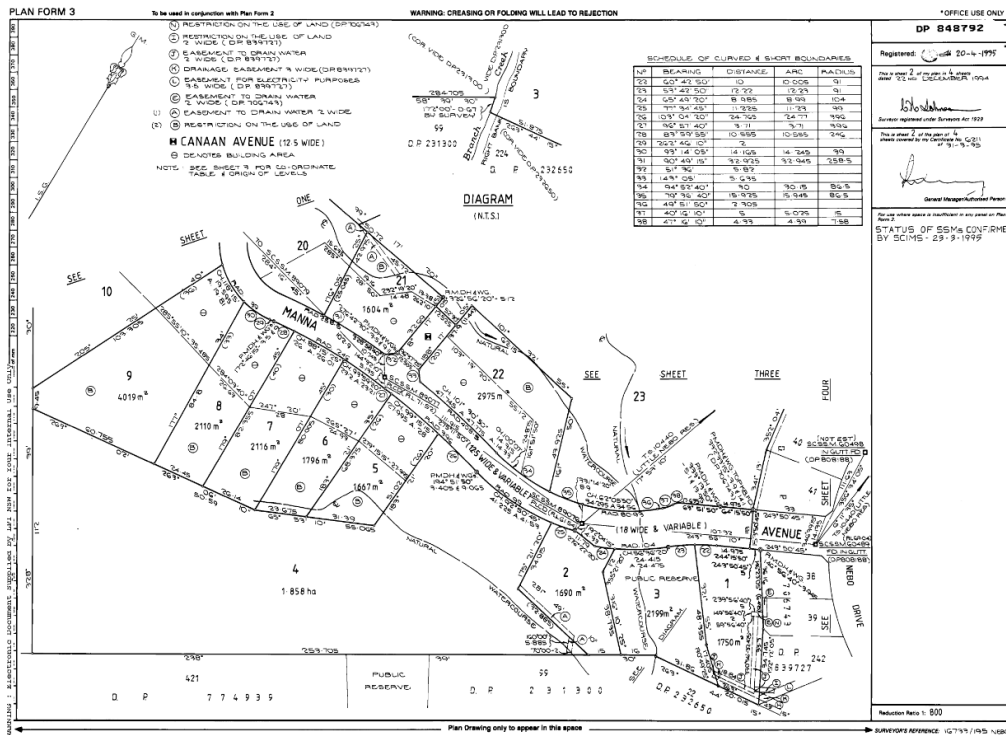


The Deposited Plan 775348 identifies a restriction of use for Lots 11; 12; 13; 14; 15; 16; 17; 18; 19.
The restriction of use relates to site geotechnical constraints and requirements structural
engineered foundations within locations marked with *.



2. Terms of Restriction as to user thirdly referred to in the abovementioned plan.

No building shall be constructed within that portion of each allotment hereby burdened designated by the symbol * until such times as the foundations have been designed by a qualified structural and or civil engineer based on geotechnical advice prepared by a suitably qualified civil engineer and approved by the Council of the City of Wollongong.



1. Terms of Restriction on the use of land secondly referred to in the abovementioned Plan:

No building driveway or other structure and no filling material shall be erected, placed or permitted to remain on that part of the land hereby burdened shown as Restricted Building Zone and marked (B) without the prior written approval of The Council of the City of Wollongong or otherwise than in strict compliance with such conditions as that Council may impose.

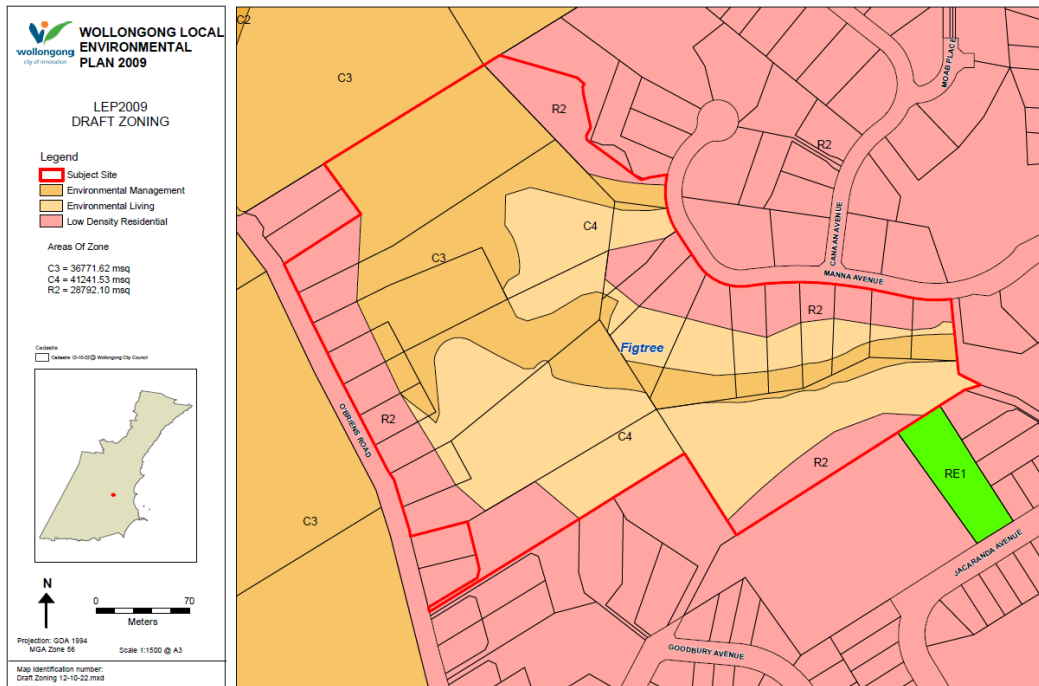
Name of person empowered to release, vary or modify the Restriction on the use of land secondly referred to in the abovementioned Plan:

Wollongong City Council.

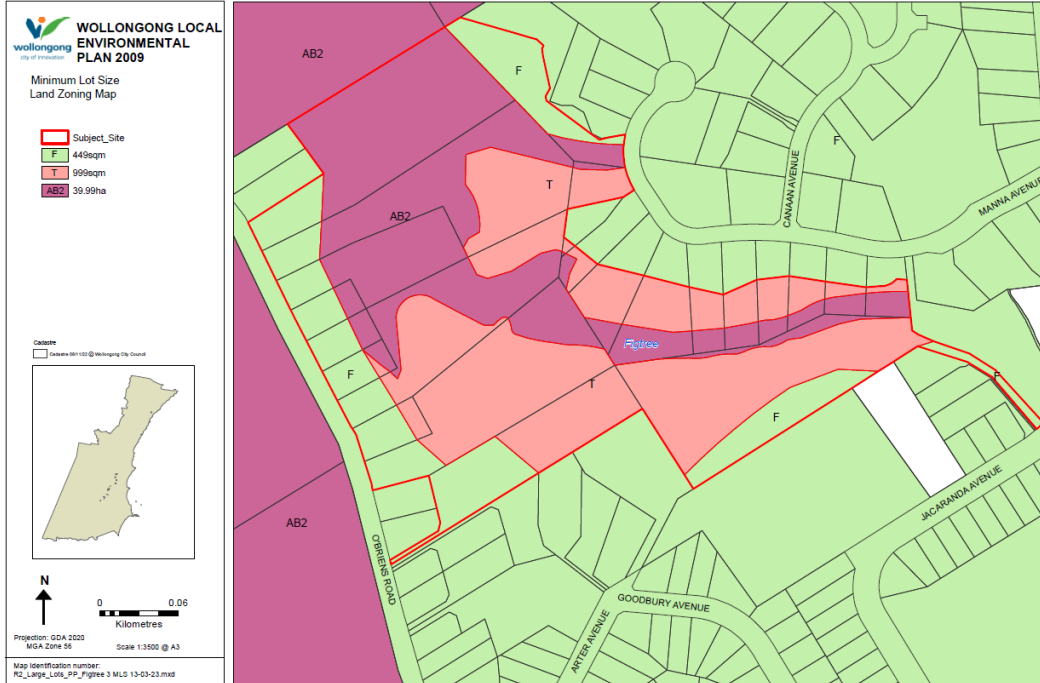
Recommendations

- C3 land have a minimum lot size of 39.99 ha, 9 m height limit and NIL FSR mapped.
- C4 land have a minimum lot size of 999 m², 9 m height limit and a mapped FSR of 0.3:1
- Retain R2 zoning, 9m height limit and FSR of 0.5:1 where mapped

Proposed Zoning Map



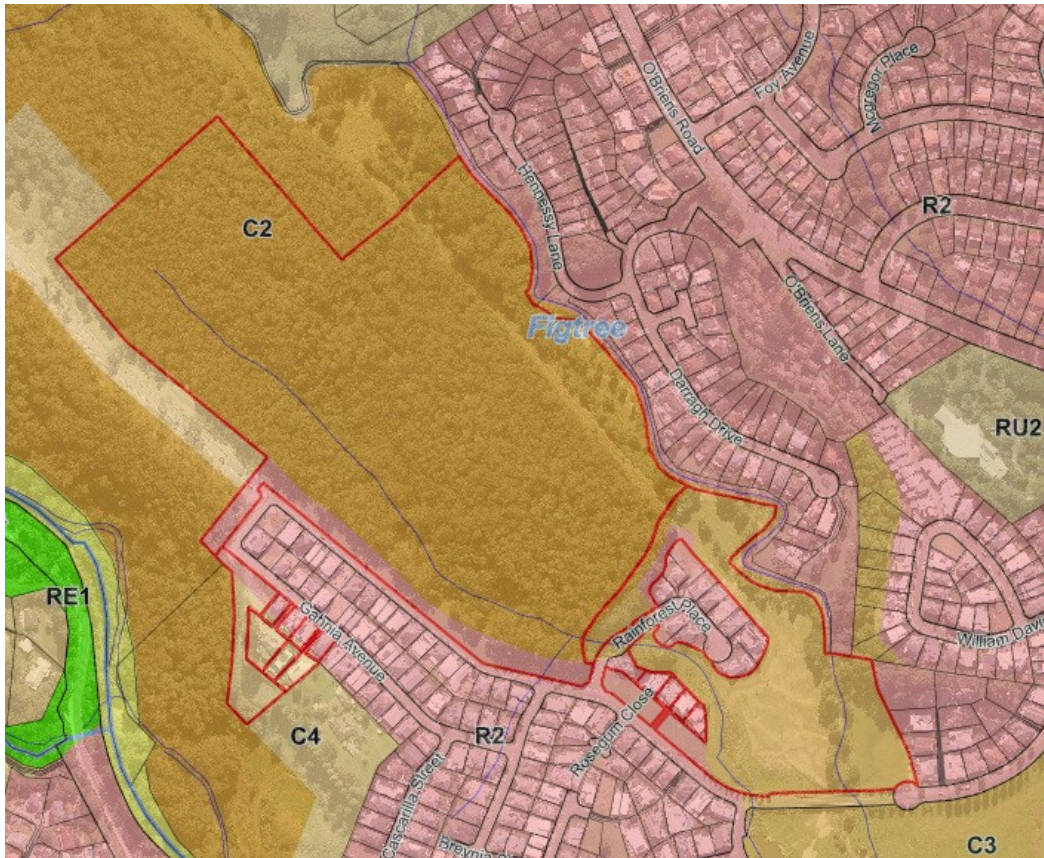
Proposed Minimum Lot Size map



Multiple lots Redgum Ridge

Property Location	Legal Description	Area (ha)
Lot 13 DP 1252847 Redgum Forest Way, Figtree	Lot 13 DP 1252847	18.89 ha
35 Gahnia Avenue, Figtree	Lot 1326 DP 1239016	0.0544 ha (544 m ²)
33 Gahnia Avenue, Figtree	Lot 1327 DP 1239016	0.1790 ha
31 Gahnia Avenue, Figtree	Lot 1325 DP 1239016	0.0544 ha (544 m ²)
29 Gahnia Avenue, Figtree	Lot 1324 DP 1239016	0.0544 ha (544 m ²)
27 Gahnia Avenue, Figtree	Lot 1323 DP 1239016	0.0852 ha (852 m ²)
25 Gahnia Avenue, Figtree	Lot 1322 DP 1239016	0.0926 ha (926 m ²)
23 Gahnia Avenue, Figtree	Lot 1321 DP 1239016	0.0530 ha (530 m ²)
Rainforest Place, Figtree	Lot 14 DP 1252847	4.99 ha

The site is currently zoned C2 Environmental Conservation and R2 Low Density Residential and has an approximate area of 19.89 ha. The R2 portion of the site is approximately 1.05 ha has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 499 m². Access to the site is via to Redgum Forest Way. A portion of the R2 land is in the Illawarra Escarpment. The R2 land appears to be an easement of 24.385 wide for the eastern gas pipeline.



Previous zoning:

- Illawarra Planning Scheme Ordinance (1968) – 1(b) Non-Urban “B
- Wollongong Local Environmental Plan 38 (1984) - 1(a) Rural “A” Zone and 7(d) Environmental Protection (Scenic) Zone)
- Wollongong Local Environmental Plan 1990 - 1 Non-Urban Zone; 7B Environmental Protection Conservation Zone; 2A Low Density Residential Zone

Constraints

- Bush Fire Prone - Vegetation Category 1 and buffer
- Biodiversity strategy corridor
- Land instability (known and suspected slip)
- Filled land
- Slope 8-18 to less than 4 degrees within R2 portion of the site
- EEC – Possibly MU13 Illawarra and South Coast Lowland Forest and Woodland (ISCLFW) (possibly within to R2 land)
- Easement to pipeline north of Redgum Forest Way; Drainage easement 3 wide and variable; Drainage easement 3 wide mapped within R2 zoned land north of Redgum Forest Way

Recommendations

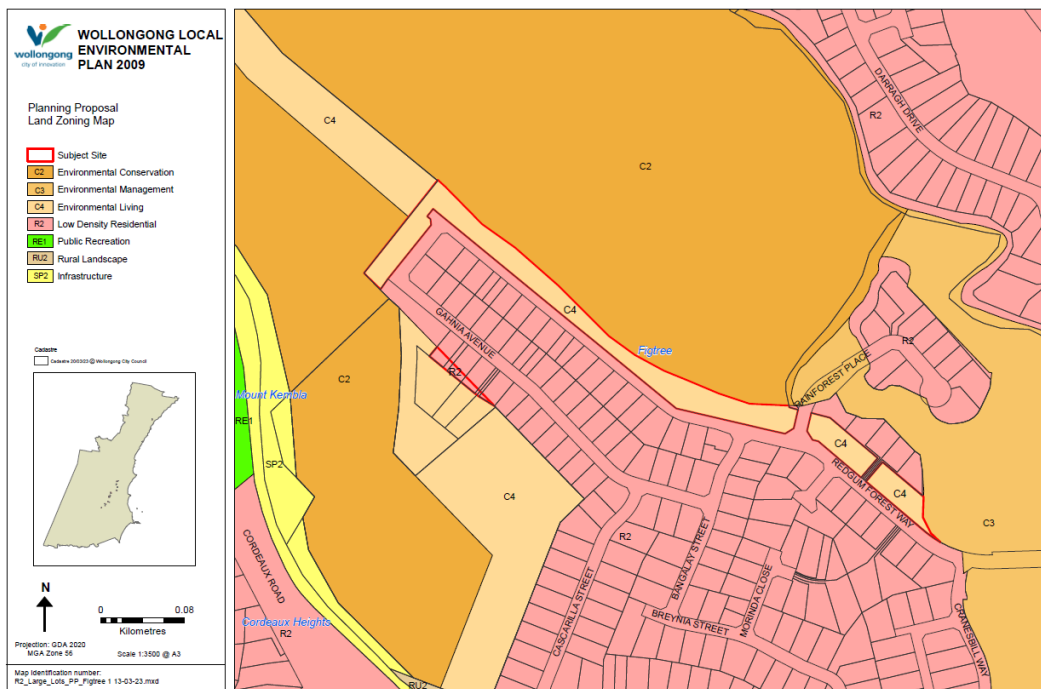
It is proposed the R2 land within Lot 13 DP 1252847 (adjacent to the C2 zoned land and Redgum Forest Way) be amended to C4 to allow consistency with adjoining lots to the west within the Escarpment and a Floor Space Ratio of Nil and a minimum lot size of 39.99 ha be proposed.

It is proposed that R2 land within Lot 13 DP 1252847 be amended to C4, to allow consistency with the adjoining land use zoning to the west, with a Floor Space ratio of 0.3:1 and a minimum lot size 999 m².

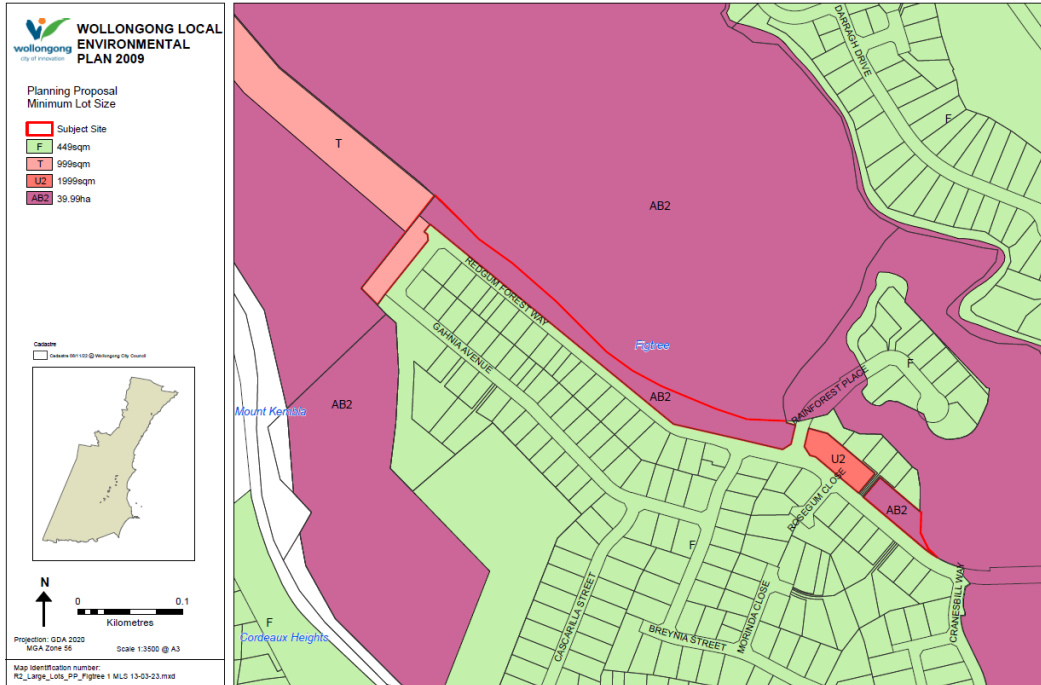
It is proposed that C4 land within Lot 1327 DP 1239016, 1326 DP 1239016, Lot 1325 DP 1239016, Lot 1324 DP 1239016, Lot 1323 DP 1239016, Lot 1322 DP 1239016, Lot 1321 DP 1239016 be amended to R2 with a Floor Space ratio of 0.5:1 and a minimum lot size 449 m².

It is proposed that R2 land within Lot 14 DP 1252847 be amended to C4, to allow for consistency with the adjoining land use zoning, with a Floor Space ratio of 0.3:1 and 39.99 ha; and, a minimum lot size 1,999 m² and Nil.

Proposed Zoning Map



Proposed Minimum Lot Size map



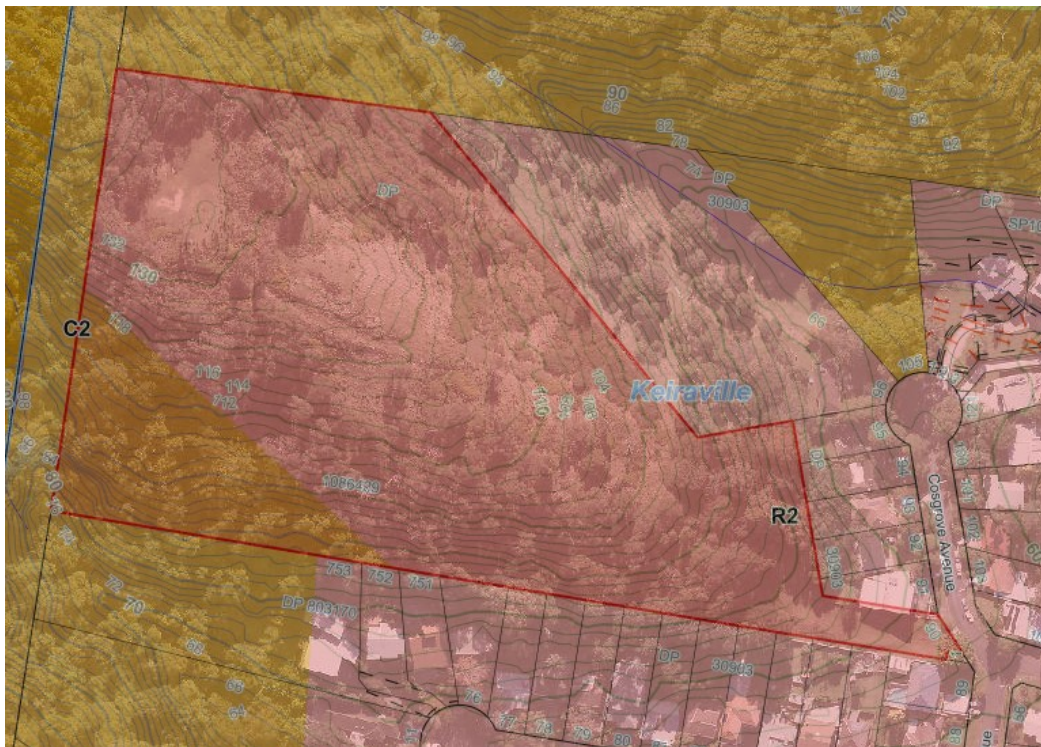
Keiraville

14 Cosgrove Avenue, KEIRAVILLE (Lot 90 DP 1086429)

Current lot was created in 2005 and was previously known as Lot 90 DP 30903 that was registered in 1960. The original 1960 subdivision created 104 residential lots that now front Cosgrove Avenue, Georgina Avenue, Cedar Grove and Andrew Avenue.

There are minimal differences between the original lot and the lot created in 2005. A small, 25.3 m², section of the lot was subdivided from the main allotment in 1960 to create an electrical substation. The resulting lot containing the substation is identified as Lot 1 DP 419934.

The subject lot has a total area of 4.19 ha and is zoned R2 Low Density Residential and C2 Environmental Conservation. The area of R2 is approximately 3.52 ha with the remaining 0.67 ha being zoned for C2. Currently the site is vacant of structures and consists of managed land and vegetated areas.



Wollongong Local Environmental Plan 2009 – Planning Controls

- Zoned R2 Low Density Residential and C2 Environmental Conservation
- Height Limit - 9 metres
- Floor Space Ratio 0.5:2 (R2); No mapped FSR (C2)
- Minimum Lot Size 499 m²(R2); 39.99 ha (C2)
- Illawarra Escarpment (C2)
- Heritage Conservation (Landscape) (C2)

Wollongong Development Control Plan 2009 –

The site is mapped as being impacted by the following:

- Bush Fire Prone - Vegetation Category 1 and buffer
- Unclassified flooding (limited to southwestern corner)
- Land instability (known and suspected land slip)

The site also is mapped as containing NP vegetation – Coachwood Temperate Rainforest (western section of C2)/ MU2 Northern Warm Temperate Rainforest. Additionally, the site is mapped as Biodiversity Strategy Corridor (all C2) and contains habitat for Powerful Owl

In 1968 the entire site was zoned 2(a) Residential. Under LEP 38, in 1984, the site was zoned 2(a) (Residential “A” zone) and 7(e) (Environmental Protection (Escarpment) Zone). This was transferred to Wollongong Local Environmental Plan 1990. Under Wollongong Local Environmental Plan 2009 the site is zoned R2 – Low Density Residential and a small section of C2 –Environmental Conservation.

Development Applications applicable to the site

Application	Proposed	Resolution	Decision date
DA-2009/180	Construction of site shed/garage	Refused	5 Jan 2010
DA-2009/838	Construction of dwelling-house and access driveway	Refused	19 Apr 2010
RD-2009/838/A	Construction of dwelling-house and access driveway	Approved	9 Mar 2011
DA-2012/545	Subdivision - torrens title - three residential lots, access driveway and tree removal	Approved	29 Nov 2012
PC-2017/1443	Access Driveway - Subdivision - torrens title - three residential lots, access driveway and Tree Removal	Approved	23 Oct 2017
DA-2020/4 Refer below for information	Residential - multi dwelling housing development comprising the construction of five (5) buildings with a total of 47 dwellings, 109 car parking spaces, associated earthworks, tree removal, internal accessway, landscaping, APZs, stormwater drainage, substation and Subdivision - Strata title	Refused	7 Jan 2020
DA-2022/469	Multi-dwelling housing development including the construction of 5 individual buildings with a total of 42 dwellings and 96 car parking spaces with associated earthworks, tree removal, construction of an internal private accessway, landscaping, Asset Protection Zone (APZ), stormwater drainage, new electrical substation and strata subdivision of dwellings.	Refused	7 Nov 2022

On 30 September 2020, the Southern Joint Regional Planning Panel determined DA-2020/4 by way of refusal.

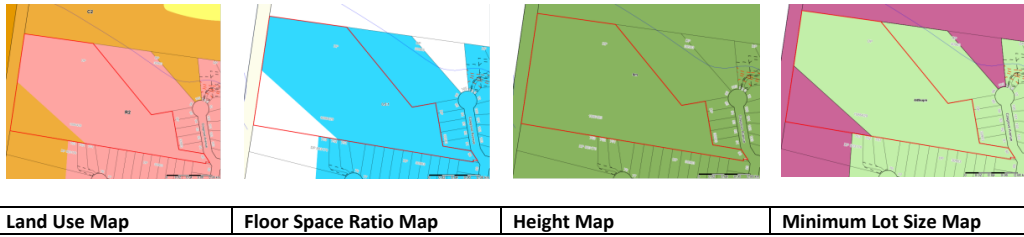
Following the determination of the SRPP the following actions occurred

- 19 February 2021 a Class 1 Appeal against the refusal of the above DA was lodged with the Land and Environment Court.
- 26 October 2021 – the applicant filed for a discontinuance of Appeal with the Land and Environment Court.

DA-2022/469 Determined by way of refusal – 7 November 2022.

On 23 May 2022 the Development Application DA-2022/469 was lodged for Multi-dwelling housing development including the construction of 5 individual buildings with a total of 42 dwellings and 96 car parking spaces with associated earthworks, tree removal, construction of an internal private accessway, landscaping, Asset Protection Zone (APZ), stormwater drainage, new electrical substation and strata subdivision of dwellings was lodged on 23 May 2022.

On 7 November 2022, the Southern Regional Planning Panel determined DA-2022/469 by way of refusal (PPSSTH-159-Wollongong-DA-2022/469).



Proposed Wollongong Local Environmental Plan 2009 mapping amendments:

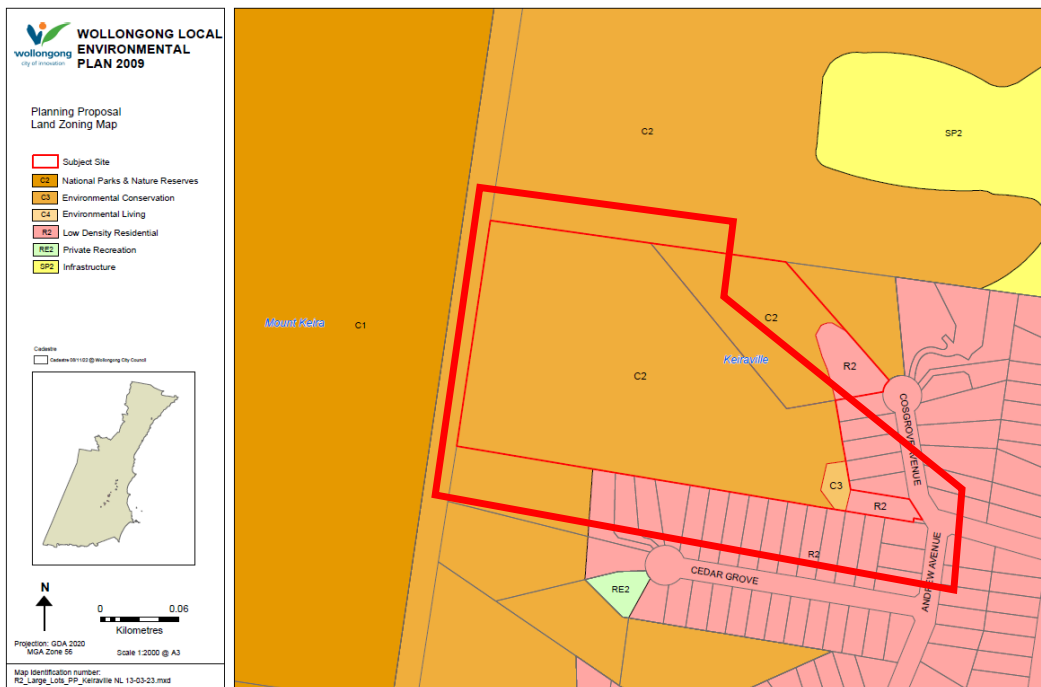
Based on previous Development Applications and supporting reports, site ecological and geotechnical constraints Council proposes the following amendments for the site:

Extend the C2 zone land eastwards by rezoning R2, with a minimum lot size of 39.99 ha and a Nil mapped FSR.

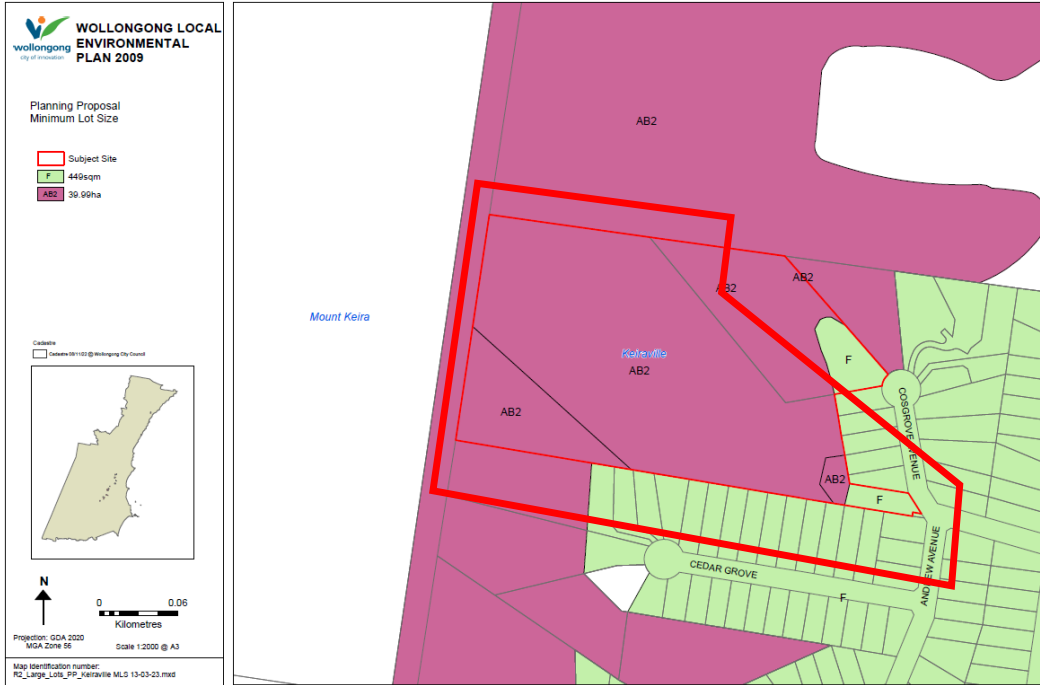
A small section of R2 land be rezoned C3 where lot expands in width, with a minimum lot size of 39.99 ha and a nil mapped FSR.

Retain a section of R2 Land in the eastern portion of the allotment with a minimum lot size for 449 and an FSR 0.5:1

Proposed Zoning Map



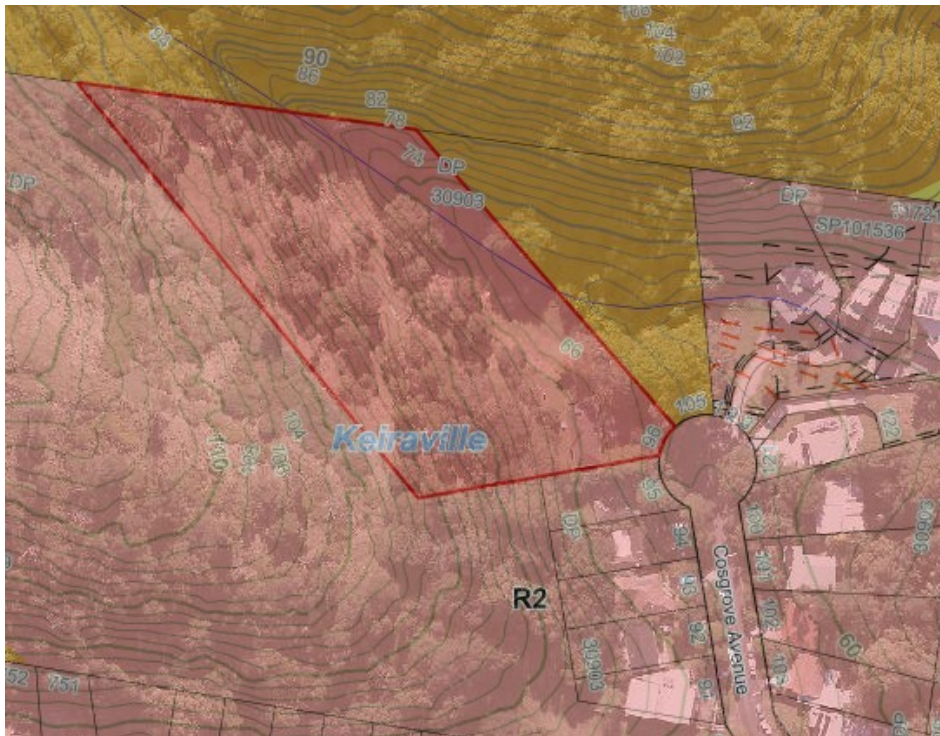
Proposed Minimum Lot Size Map



2 Cosgrove Avenue, KEIRAVILLE (Lot 96 DP 30903)

The lot layout was registered in 1960 and has an area of approximately 1.05ha. The lot is zoned R2 Low Density Residential. The site is mapped as being impacted by the following constraints.

A dwelling house located in the southeast portion of the lot. The remainder of the site consists of managed land and some vegetated areas. C2 land of the Illawarra Escapement is located to the north and east of the site



Wollongong Local Environmental Plan 2009 – Planning Controls -

- Zoned R2 Low Density Residential
- Height Limit 9 metres
- Floor Space Ratio 0.5:1
- Minimum Lot Size 499 m²
- Riparian land

Wollongong Development Control Plan 2009 –

- Bush fire prone – Vegetation Category 1 and buffer
- Unclassified flood risk
- Land instability

The contains habitat for Powerful Owl and Golden-crowned Snake.

The site has been consistently zoned for residential purposes since 1968 and is currently zoned R2 Low Density Residential under Wollongong Local Environmental Plan 2009.

Development Applications applicable to the site

Application	Proposed	Resolution	Decision date
BA-1969/177	Dwelling & Garage	Approved	24 Feb 1969
BA-1996/411	Underpinning of Structural Repairs	Approved	13 Mar 1996
DA-2016/1813	Residential – garage conversion to bedroom	Approved	22/12/2017



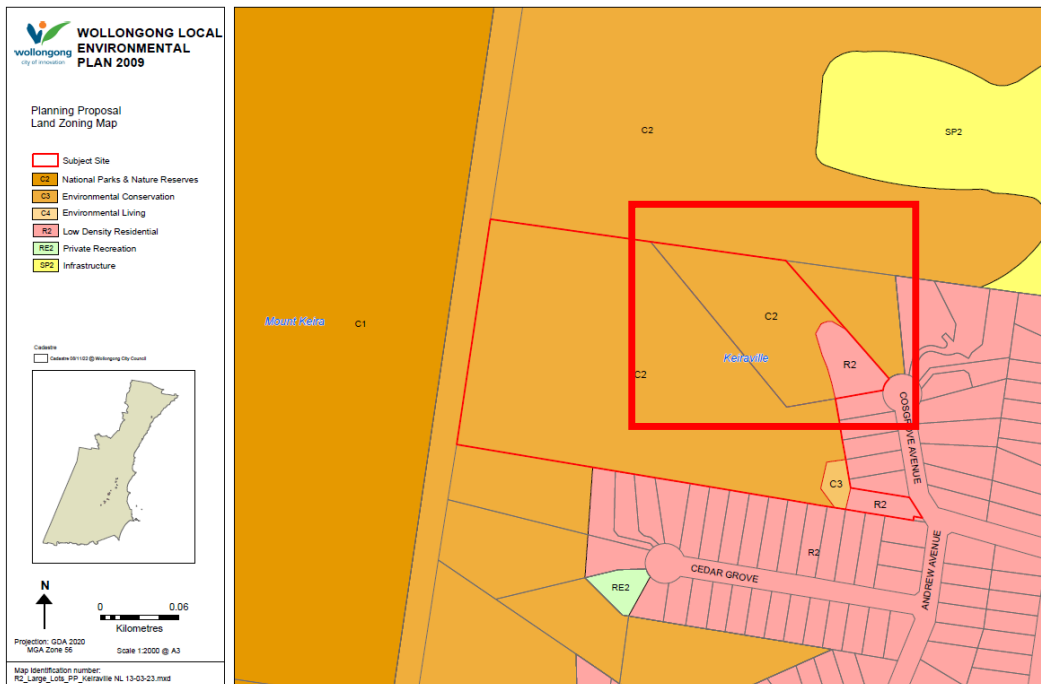
Land Use Map	Floor Space Ratio Map	Height Map	Minimum Lot Size Map
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Proposed Wollongong Local Environmental Plan 2009 Mapping amendments.

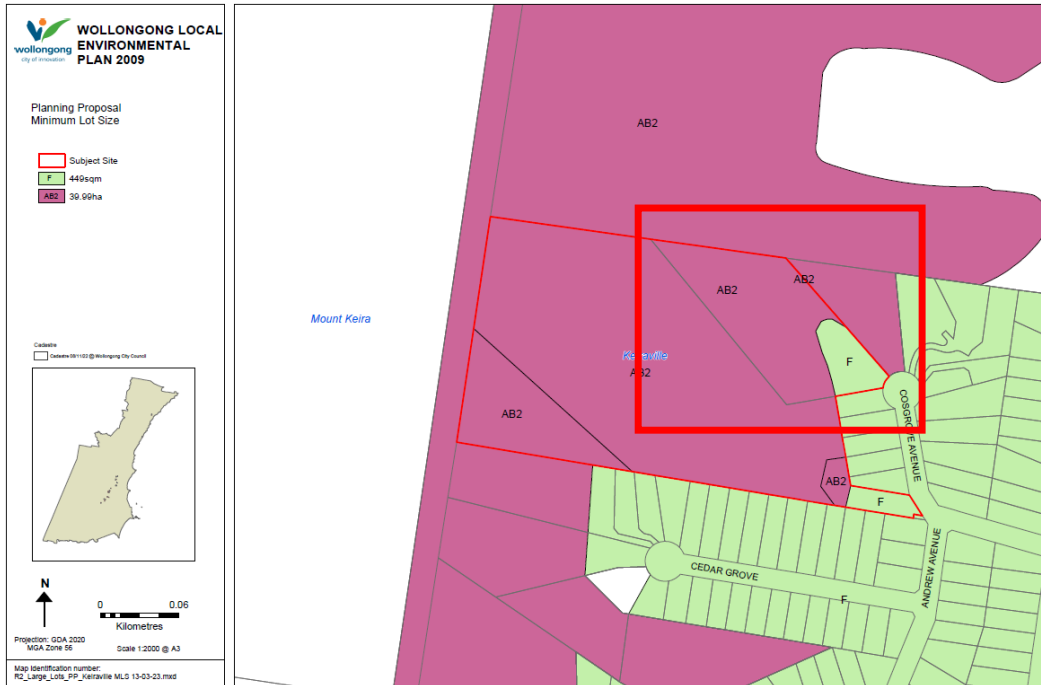
To have a consistent C2 Environmental Conservation zone with 14 Cosgrove and the neighbouring allotment, Lot 105 DP 30903, which promotes the environmental quality of the allotment, it is proposed the northern portion of R2 zoned land be rezoned C2. It is recommended for the C2 land, the minimum lot size be amended from 499 m² to 39.99 ha and the Floor Space Ratio be amended from 0.5:1 to no mapped FSR. No amendments to existing 9 m height restriction are proposed.

It is proposed amending Minimum lot size of the remaining R2 portion of the lot to 799 m². There are no recommendations to amend the mapped Floor Space Ratio of 0.5:1 or the 9 m Height Limit.

Proposed Zoning Map



Proposed Minimum Lot Size Map



Mount Keira

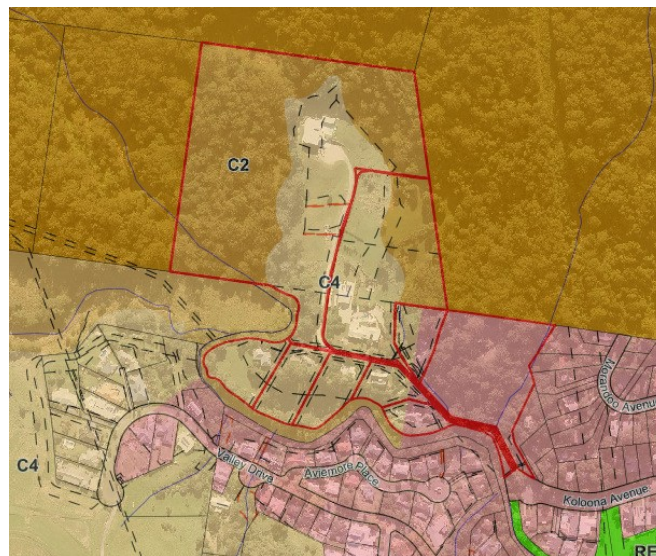
Multiple Lots Koloona Avenue

Property Location	Legal Description	Area (ha)
147 Koloona Avenue Mount Keira	Lot 16 DP 730175	1.502 ha
165 Koloona Avenue MOUNT KEIRA	Lot 1 DP 826177	0.2,698 ha
155 Koloona Avenue Mount Keira	Lot 2 DP 826177	0.3682 ha
157 Koloona Avenue MOUNT KEIRA	Lot 4 DP 826177	0.5071 ha
159 Koloona Avenue MOUNT KEIRA	Lot 5 DP 826177	0.4681 ha
161 Koloona Avenue MOUNT KEIRA	Lot 6 DP 826177	0.4230 ha
163 Koloona Avenue MOUNT KEIRA	Lot 7 DP 826177	0.2892 ha
	Lot 501 DP 1255962	2.218 ha
	Lot 502 DP 1255962	6.337 ha

Lot 16 DP 730175 is currently zoned R2 Low Density Residential and has an approximate area of 1.5 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via an access handle to Koloona Avenue. The lot northern boundary of the allotment is adjacent to the Illawarra Escarpment. The site appears to be used for residential purposes.

Lot 1 DP 826177, Lot 2 DP 826177, Lot 4 DP 826177, Lot 5 DP 826177, Lot 6 DP 826177, Lot 7 DP 826177 are all split zoned had with C4 with a mapped floor space ratio of 0.3:1 m²; height 9 m; minimum lot size of 2,999 m². The lots a also zoned R2 with a mapped floor space ratio of 0.5:1; height 9 m; minimum lot size of 449 m².

Lot 501 DP 1255962 and Lot 502 DP 1255962 are zoned C2 with a mapped floor space ratio of Nil, minimum lot size of 39.99 ha. C4 with a mapped floor space ratio of 0.3:1; height 9 m; minimum lot size of 2,999 m² and R2 with a mapped floor space ratio of 0.5:1; height 9 m; minimum lot size of 449 m².

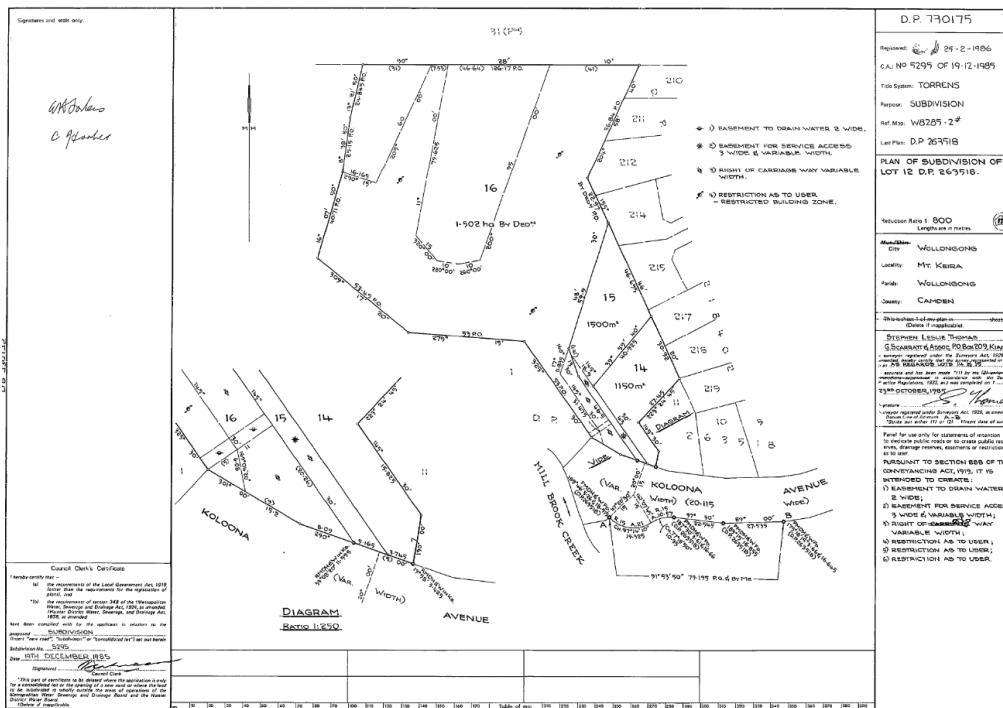


Previous zoning:

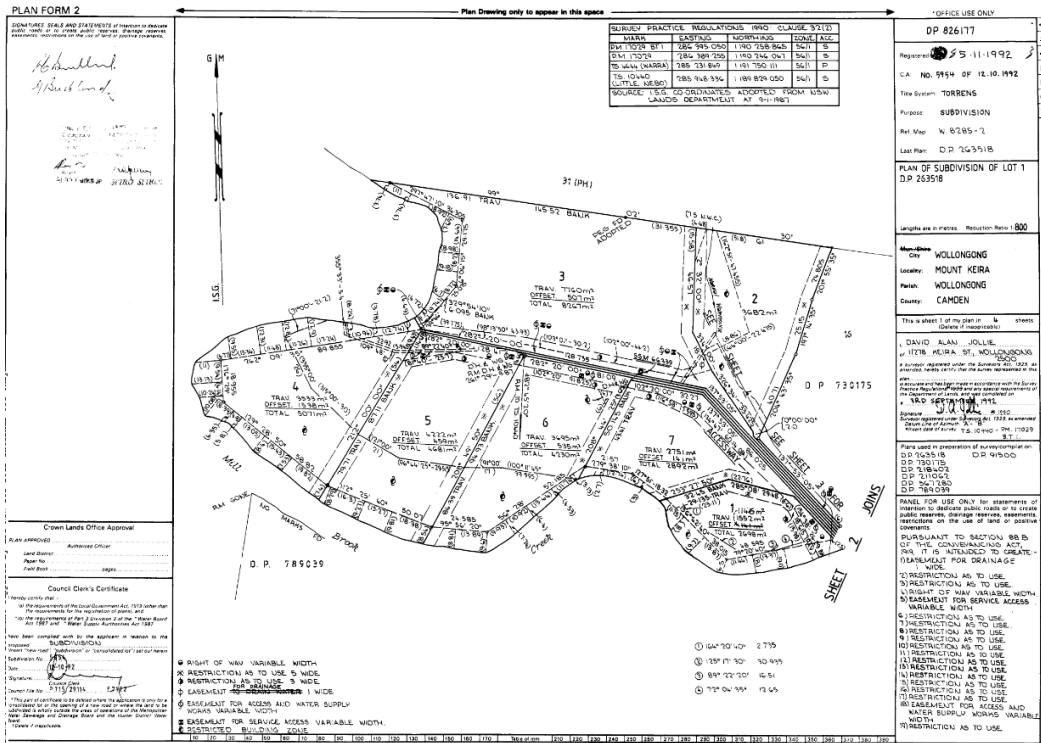
- Illawarra Planning Scheme Ordinance (1968) – 2(a) Residential “A”
- Wollongong Local Environmental Plan 38 (1984) – 2(e) Residential “E” (Living Area) Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

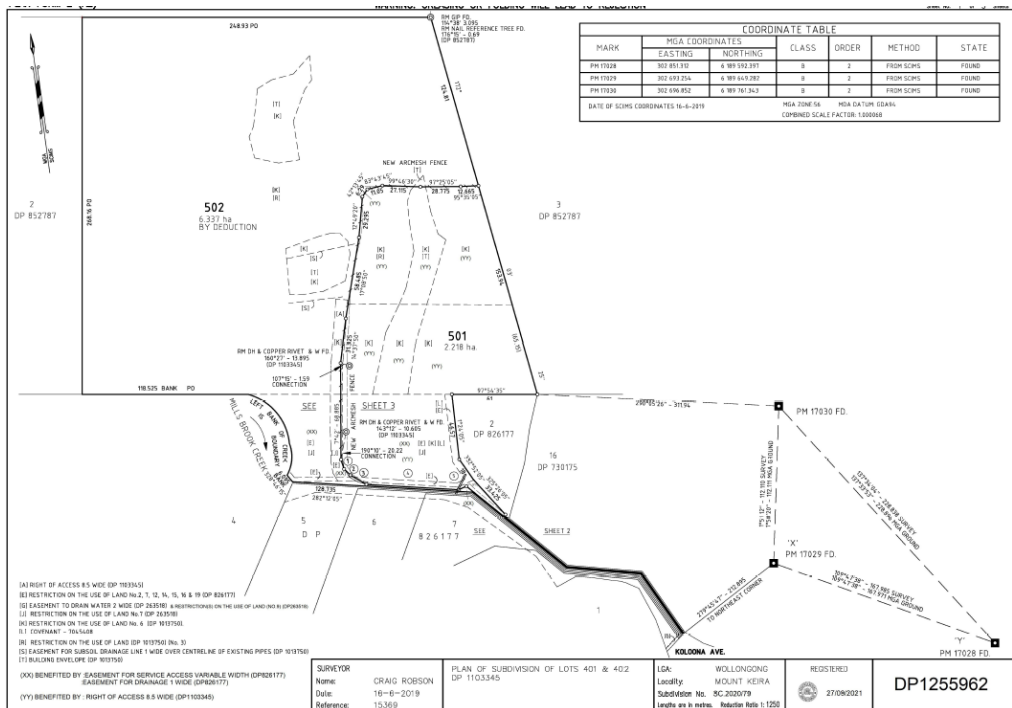
- Bush Fire Prone - Vegetation Category 1 and buffer
- Key Fish Habitat
- Land instability (suspected slip)
- Slope 18-25 to 4 – 8 degrees
- MU8 Wet Sclerophyll Forest
- Flooding
- Riparian lands



Deposited Plan 730175



Deposited Plan 826177



Deposited Plan 1255962

The Deposited Plan 730175, Deposited Plan 826177 identifies a restriction as to user Restricted Building Zone identified by:

Deposited Plan 1255962– Restricted Building Envelope identified by letter “T”

3. Terms of Restrictions as to User fourthly referred to in the above-mentioned plan:

No dwelling house or other substantial structure shall be erected on that part of the lot hereby burdened shown as a restricted building zone.

Name of person empowered to release, vary or modify the Restriction as to User fourthly referred to in the abovementioned plan:

Wollongong City Council

88b instrument extract from Deposited Plan 730175

11. Terms of restriction as to use eleventhly referred to in the abovementioned plan

No building or other structure and no filling material shall be erected, placed or permitted to remain on that part of the land hereby burdened shown as Restricted Building Zone without the prior written approval of The Council of the City of Wollongong or otherwise than in strict compliance with such conditions as that Council may impose.

Name of person empowered to release, vary or modify restriction as to use eleventhly referred to in the abovementioned plan

Wollongong City Council

12. Terms of restriction as to use twelfthly referred to in the abovementioned plan

(a) No habitable dwelling other than one approved habitable dwelling shall be erected on any lot nor

(b) No further subdivision of any lot may be carried out

without the prior written approval of the Council of The City of Wollongong or otherwise than in strict compliance with such conditions as that Council may impose.

Name of person empowered to release, vary or modify restriction as to use twelfthly referred to in the abovementioned plan

Wollongong City Council

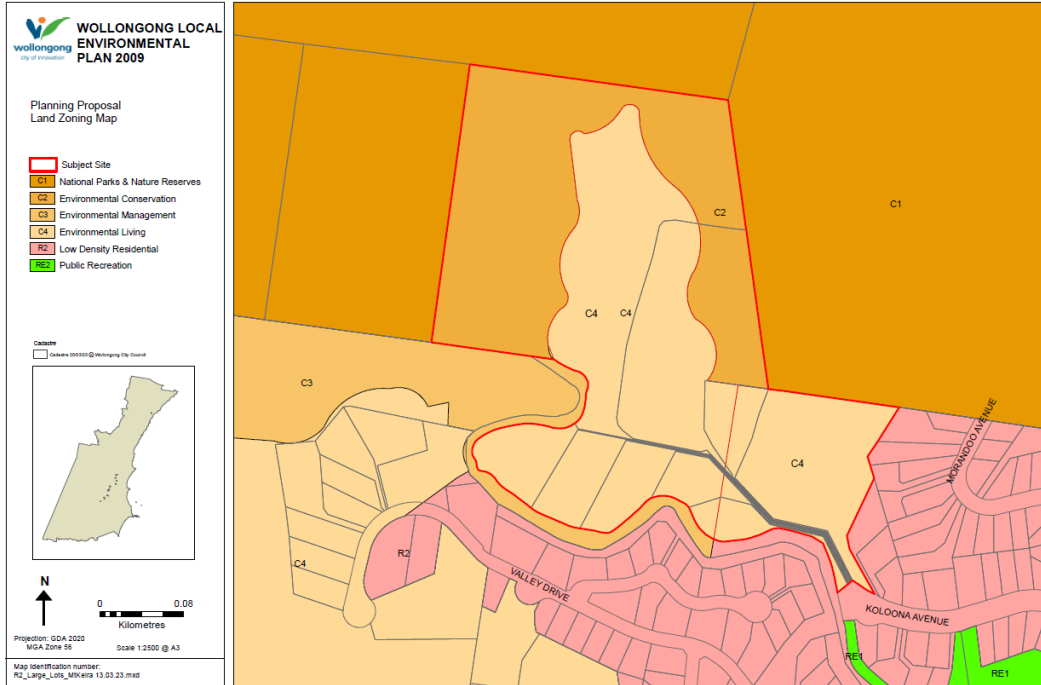
88b instrument extract from Deposited Plan 826177

Recommendations

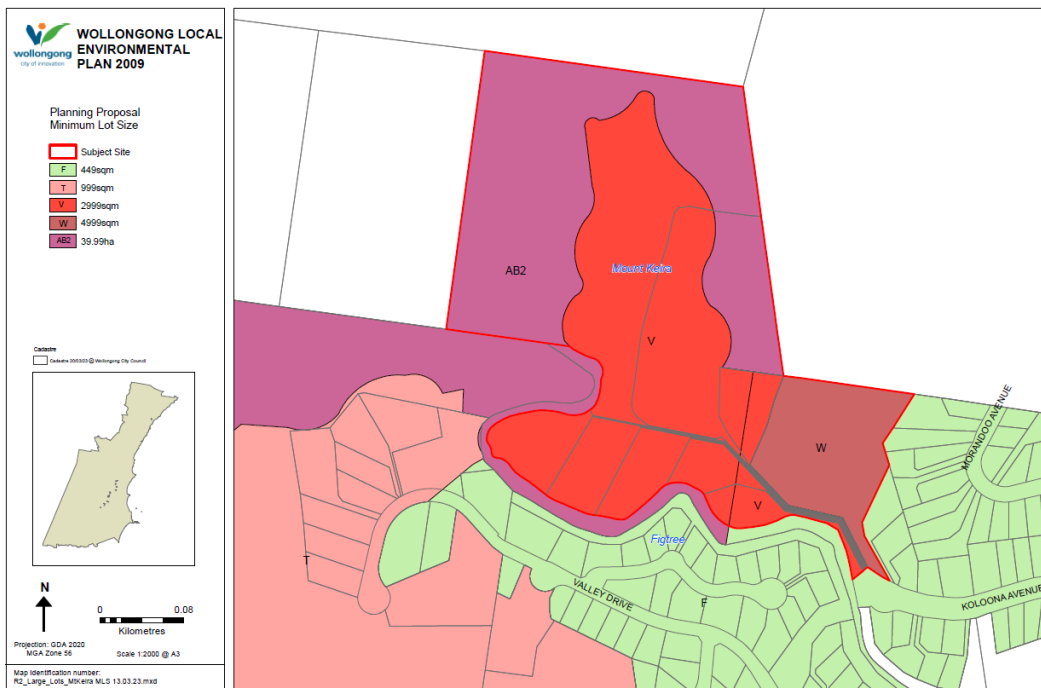
It is proposed the Lot 16 DP 730175 be C4 to allow a transition to the C1 National Park and Nature Reserve land to the north that is within the Escarpment and a Floor Space Ratio of 0.3:1 and a minimum lot size of 4,999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

It is proposed the R2 portions of Lot 1 DP 826177, Lot 2 DP 826177, Lot 4 DP 826177, Lot 5 DP 826177, Lot 6 DP 826177, Lot 7 DP 826177 Lot 501 DP 1255962, Lot 502 DP 1255962 be C4 with a Floor Space Ratio of 0.3:1 and a minimum lot size of 2,999 m² be amended. No amendments to the existing C4 zoned land and 9 m height restriction are proposed.

Proposed Zoning Map



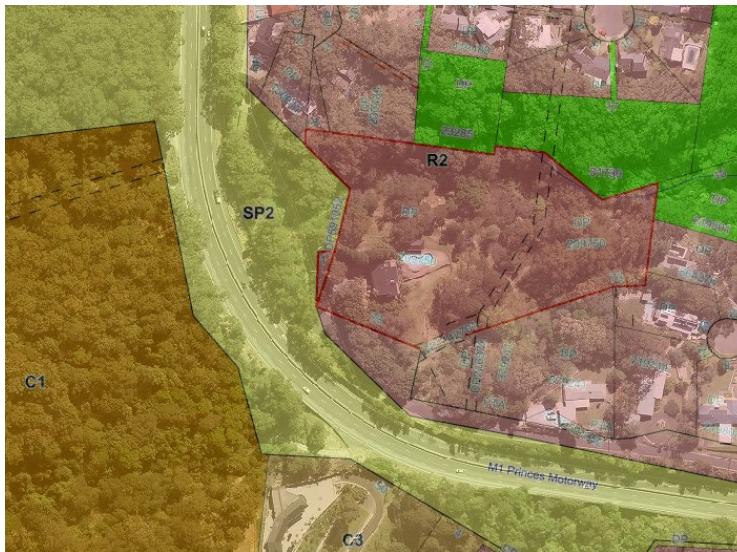
Proposed Minimum Lot Size Map



Mount Ousley

24 Highbank Place, MOUNT OUSLEY (Lot 73 DP 209750; Lot 1 DP 591352)

The site is currently zoned R2 Low Density Residential and has an approximate area of 1.92 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via a frontage to Highbank Place. The lot is bound to the west by the SP2 road corridor of Mount Ousley Road. The western boundary of the site is adjacent to the mapped Illawarra Escarpment.

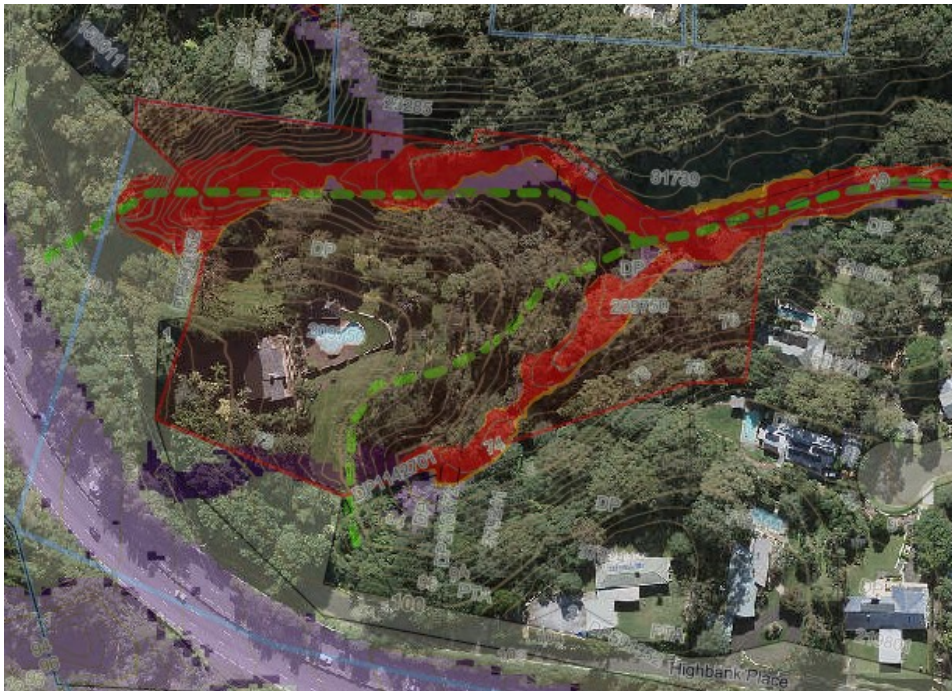


Previous zoning:

- Illawarra Planning Scheme Ordinance (1968):
 - Lot 1 DP 591352 – Road reserve (Mount Ousley Road)
 - Lot 73 DP 209750 – 2(a) Residential “A”
- Wollongong Local Environmental Plan 38 (1984) – 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 – 2A Low Density Residential

Constraints

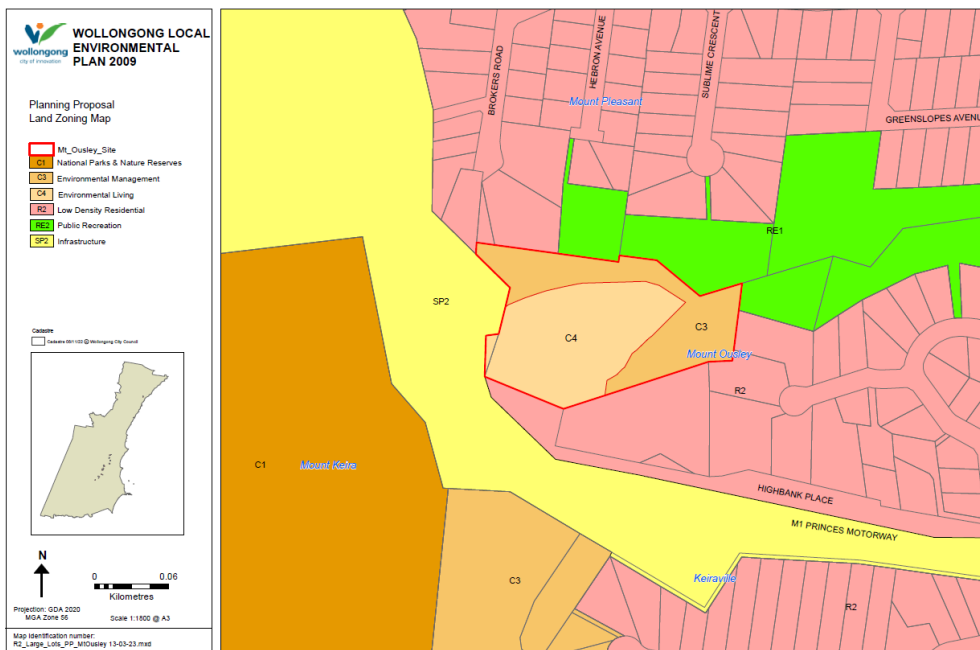
- Bush Fire Prone - Vegetation Category 1 and buffer
- Flooding
- MU16 Escarpment Blackbutt Forest
- Land instability (suspected slip)
- Slope 18-25 to less than 4 degrees
- Riparian lands



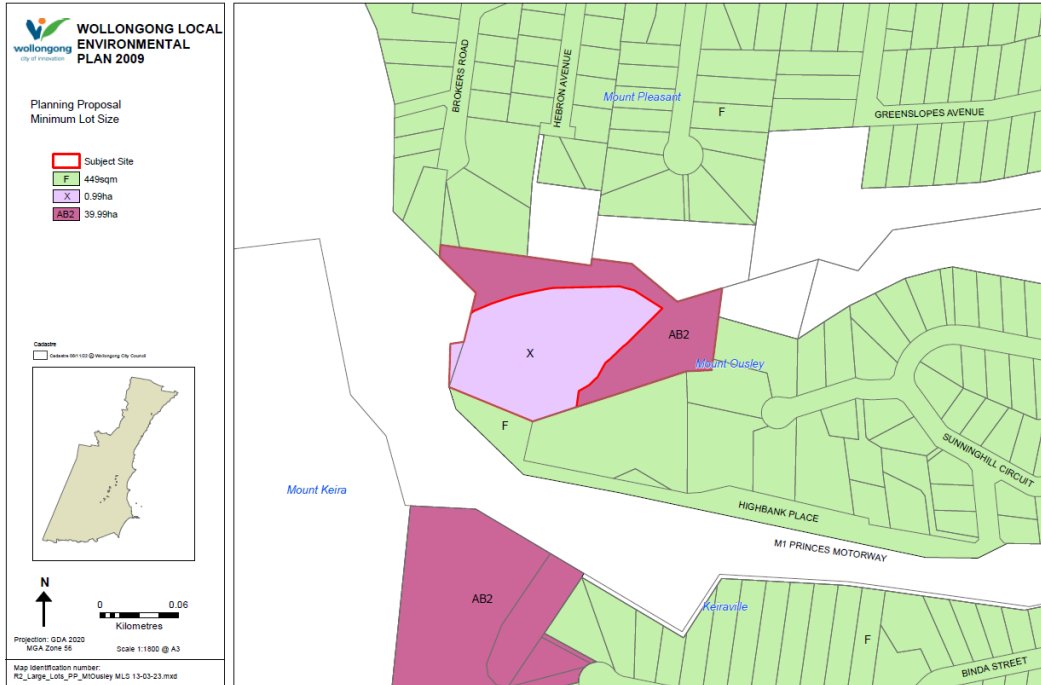
Recommendations

It is proposed the lot zoning be amended to C4 and C3 to reflect the values of the Escarpment. It is proposed land to be rezoned C3 have a minimum lot size of 7,999 m² with a FSR of 0.3:1 and the land to be rezoned have a minimum lot size of 9,999 m² and an FSR of 0.3:1. There are no proposed changed to the 9 metre height limit.

Proposed Zoning Map



Proposed Minimum Lot Size Map

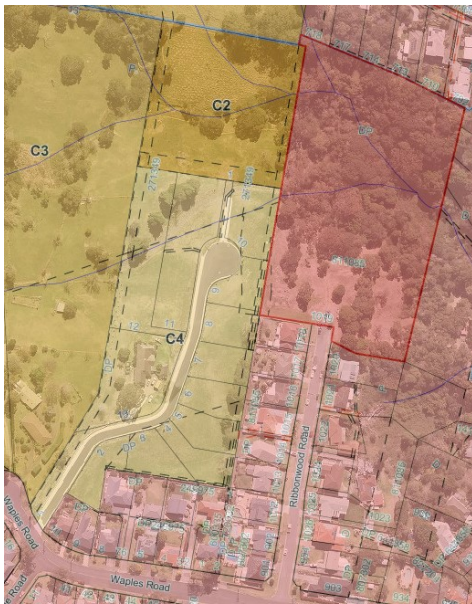


WARD 3

Farmborough Heights

Ribbonwood Road, FARMBOROUGH HEIGHTS (Lot 1019 DP 811085)

The site is currently zoned R2 Low Density Residential and has an approximate area of 2.05 ha. The site has a mapped: floor space ratio of 0.5:1; height of 9 m; minimum lot size of 449 m². Access to the site is via Ribbonwood Road. The lot is adjacent to the Illawarra Escarpment. The site appears to be vacant



Previous zoning:

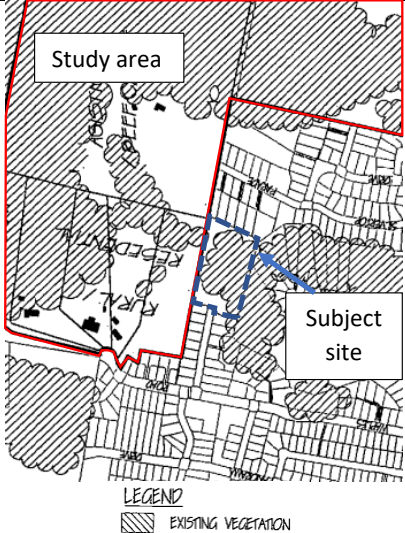
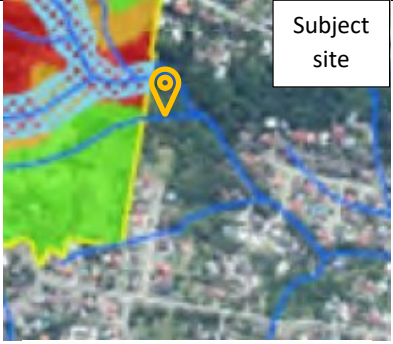


- Illawarra Planning Scheme Ordinance (1968) – 2(e) Residential “e” (Living Area)
- Wollongong Local Environmental Plan 38 (1984) - 2(a) Residential “A” Zone
- Wollongong Local Environmental Plan 1990 - 2A Low Density Residential








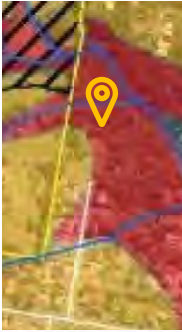







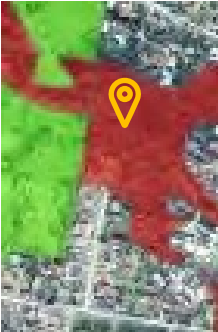




Constraints

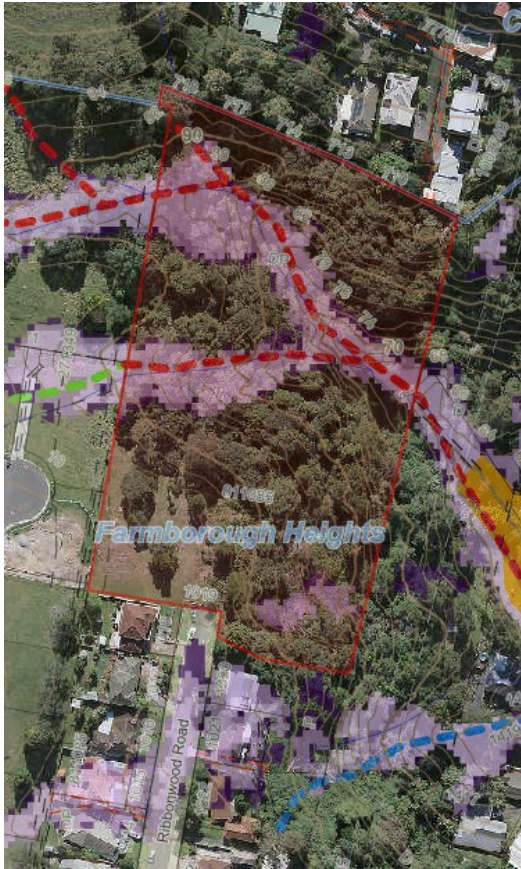
- Bush Fire Prone - Vegetation Category 1 and buffer
- Flood affected
- Land instability
- EEC – MU4 Illawarra Subtropical Rainforest
- MU23 – Illawarra Lowlands Grassy Woodland
- Riparian lands
- Slope 18–8 to 4-8 degrees

The site was identified as being on the periphery of the Forges Rigby, Farmborough Heights to Mount Kembla Strategic Planning Study 1997 and also in the Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013). It is seen in the 1997 study and 2013 concept plan the site is highly constrained by vegetation with a riparian corridor running through the northern portion of the site. The site is also identified as high Geotechnically constrained and bushfire prone.

The 2013 Concept plan also shows the neighbouring lot to the west as having limited developable areas. This is reflected in the current zoning of the neighbouring lot, which was rezoned

 <p>Study area</p> <p>Subject site</p> <p>LEGEND EXISTING VEGETATION</p>	 <p>Subject site</p> <ul style="list-style-type: none"> Drainage Line Red flag areas Recommended Riparian Corridor Ecological Assessment Area Farmborough Heights Study Area <p>Proposed conservation planning constraint</p> <ul style="list-style-type: none"> Potential Development Area Managed Open Space Proposed Conservation Area
<p>Excerpt map from Farmborough Heights to Mount Kembla Strategic Planning Study (Forbes Rigby, 1997)</p>	<p>Excerpt map from Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>
 <p>Lot 14 DP261286</p> <p>WILLOWOOD ROAD</p> <p>Constraint</p> <ul style="list-style-type: none"> Bushfire constraint High Geotech Constraint 	

	<ul style="list-style-type: none">  10m contour  Ecological Assessment Area  Farmborough Heights Study Area  Bushfire Constraint <p>Proposed conservation planning constraint</p> <ul style="list-style-type: none">  Potential Development Area  Managed Open Space  Proposed Conservation Area
<p>Excerpt map from Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>	<p>Excerpt map from Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>
 <ul style="list-style-type: none">  Drainage Line  Farmborough Heights Study Area  Bushfire Constraint  Ecological Assessment Area <p>Geotechnical & topographic constraint</p> <ul style="list-style-type: none">  High constraint  Development potential  Unconstrained 	 <ul style="list-style-type: none">  Farmborough Heights Study Area <p>Landscape & Visual Constraint</p> <ul style="list-style-type: none">  Sites can be developed  Sites that are marginal  Sites cannot be developed
<p>Developable area based on geotechnical constraints. Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>	<p>Developable areas based on Landscape & visual constraints. Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013)</p>



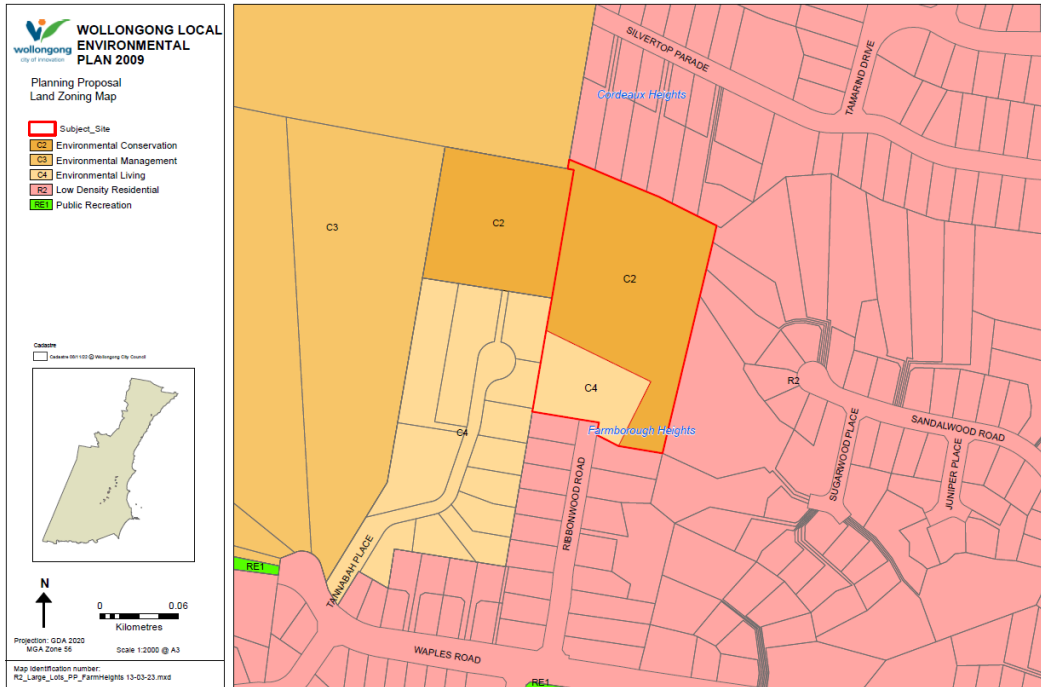
Recommendations

The following recommendations are based on the results of the Forges Rigby, Farmborough Heights to Mount Kembla Strategic Planning Study 1997 and the Farmborough Heights to Mount Kembla Concept Plan (GHD, 2013). Additionally, the rezoning of land at DP 271349 had informed the following recommendations.

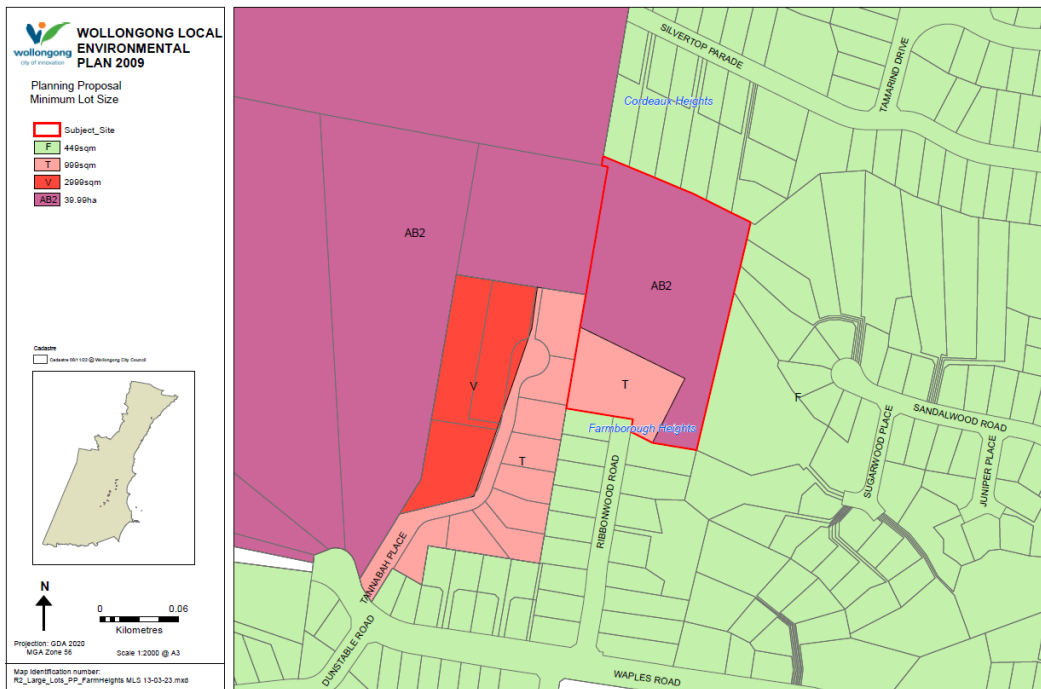
It is proposed the northern portion of the lot zoning be amended to C2 to allow consistency with adjoining lot to the west within the Escarpment and amend the Floor Space to no mapped FSR and a minimum lot size of 39.99 ha be amended. No amendments to existing 9 m height are proposed.

It is proposed the southern portion of the lot zoning be amended to C4 to allow consistency with adjoining lot to the west within the Escarpment and amend the Floor Space to 0.3:1 and a minimum lot size of 999 m² be amended. No amendments to the existing 9 m height restriction are proposed.

Proposed Zoning Map



Proposed Minimum Lot Size Map



ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	31/10/22
PANEL MEMBERS	Scott Lee (Expert Panel Member), Larissa Ozog (Expert Panel Member)

Meeting held at Wollongong City Council, 41 Burelli Street, Wollongong on 31/10/22 opened at 1.15pm and closed at 5:00pm.

Sue Francis declared a conflict of interest and left the meeting, as a colleague is involved in a DA appeal on 14 Cosgrove Ave, Keiraville.

MATTER DETERMINED

Item 4 - Possible Planning Proposal – Review of large R2 zoned lots in the Illawarra Escarpment foothills

PUBLIC SUBMISSIONS

The Panel heard from:

- Council officers



PANEL CONSIDERATION

The Panel considered the Council officer’s report, and attachments, and the material presented at the meeting.

PANEL DECISION

1. The Panel supports the strategic review of large lots in the Illawarra Escarpment and believes it has strategic merit and is consistent with the environmental objectives of the Draft Housing Strategy.
2. The Panel supports the progress and preparation of a draft Planning Proposal to amend the zoning and minimum lot sizes to reduce the development potential of large lots in the Illawarra Escarpment.
3. The Panel supports the purpose of the Planning Proposal which is to preserve the sensitive environmental and visual qualities of the escarpment and its immediate surrounds.
4. The Panel suggests that Council officers consider whether any additional adjoining lots or other zoned sites, with similar constraints should also be considered as part of the review.
5. The Panel suggests that in some instances the proposed 999m2 Minimum Lot Size for the proposed sites to be zoned C4 Environmental Living should be increased to further reduce development potential on environmentally constrained sites.

The decision was unanimous

PANEL MEMBERS	
 Scott Lee (Acting Chair)	 Larissa Ozog

Site	Address	Lot and Deposited Plan	Location of land to be rezoned	R2 land proposed to be rezoned	Amended Minimum Lot Size	Amended Floor Space Ratio
1.	Lot 2 Brokers Rd, Balgownie (DA subdivision approval for 22 lots under construction)	Lot 2 DP 774626	Northern and southern portions of allotment. Eastern and centre of allotment.	C4 4.24ha RE1 0.89ha	C4: 6,999 m ² 2,599 m ² 1,599 m ² 1,299 m ² 599 m ² RE1: Nil	C4: 0.3:1 RE1: Nil
2.	40 Brokers Rd, Balgownie	Lot X DP 29499	Centre of allotment adjacent to Brokers Road Adjacent to northern, eastern, and southern boundaries	C4 0.74 ha C3 0.91 ha	C4: 999 m ² C3: 4,999 m ²	0.3:1 0.3:1
3.	36 Rose Parade, Mt Pleasant	Lot 100 DP 747146	Entirety of allotment	C4	9,999 m ²	0.3:1
4.	53A Wellington Drive, Balgownie	Lot 101 DP 747146	Entirety of allotment	C4	9,999 m ²	0.3:1
5.	Lot 1021 DP 1204935 Wellington Drive, Balgownie	Lot 1021 DP 1204935	Entirety of allotment	C4	4,999 m ²	0.3:1
6.	Lot 1022 DP 1204935 Wellington Drive, Balgownie	Lot 1022 DP 1204935	Entirety of allotment	C4	1,999 m ²	0.3:1

7.	6 Paradise Avenue, Mount Pleasant	Lot 100 DP 585596	Entirety of allotment	C4	449 m2	0.3:1
8.	10 Paradise Avenue, Mount Pleasant	Lot 102 DP 601108	Entirety of allotment	C4	1,999 m ²	0.3:1
9.	12 Paradise Avenue, Mount Pleasant	Lot 8 DP 213718	Entirety of allotment	C4	449 m ²	0.3:1
10.	Railway Crescent Stanwell Park	Lot 1 DP 1218223	Entirety of allotment	SP2	No Mapped Minimum Lot Size	No Mapped FSR
11.	Railway Crescent Stanwell Park	Lot 1 DP 433638	Entirety of allotment	C4	4,999 m2	0.3:1
12.	Hill Crest Home 1A Railway Crescent Stanwell Park	Lot 5800 DP 1132696	Entirety of allotment	C4	999 m2 (Retain existing)	0.3:1
13.	632 Lawrence Hargrave Drive, Wombarra (Lot 1 of 5) (DA subdivision approval for 14 lots currently under construction)	Lot 1 DP 1286300	Future Lot 12 And northern part of future Lot 14	C4	2999 m ²	0.3:1
			Southern part of Future Lot 14	C3	2,999 m2	0.3:1
			Location of future Lot 13	C4	899 m2	0.3:1
			Approx location of future Lot 6, 7, 8, 9, 10, 11 and road	C4	449 m2	0.3:1
14.	636 Lawrence Hargrave Drive Wombarra (Lot 2 of 5)	Lot 2 DP 1286300	Approx location of future Lot 2 and road	C4	449 m2	0.3:1

15.	634 Lawrence Hargrave Drive Wombarra (Lot 3 of 5)	Lot 3 DP 1286300	Approx location of future road and Lot 3	C4	449 m ²	0.3:1
16.	632 Lawrence Hargrave Drive Wombarra (Lot 4 of 5)	Lot 4 DP 1286300	Approx location of future Lot 4 and Lot 1	C4	449 m ²	0.3:1
17.	630 Lawrence Hargrave Drive Wombarra (Lot 5 of 5)	Lot 5 DP 1286300	Approx location of future Lot 5 and Lot 1	C4	449 m ²	0.3:1
18.	107 Derribong Drive, Cordeaux Heights	Lot 60 DP 1233680	Entirety of allotment	C4	4,999 m ²	0.3:1
19.	43 Mungurra Hill Road, Cordeaux Heights	Lot 61 DP 1233680	Rezone R2 zoned land within site	C4	2,999 m ²	0.3:1
20.	Lot 1433 Odenpa Road, Cordeaux Heights	Lot 1433 DP 748240	Entirety of allotment	R2 retain	999 m ²	0.3:1
21.	94C Staff Road Cordeaux Heights	Lot 17 DP 1168440	Entirety of allotment	C4	2999 m ²	0.3:1
22.	6-10 Moab Place, Figtree	Lot 2317 DP 868296	Northern portion of allotment.	C3 1.06ha	C4 9,999 m ²	0.3:1
			Southern portion allotment	R2 0.34ha (retain)	R2 499 m ²	0.5:1
23.	54 Nebo Drive, Figtree	Lot 45 DP 261184	Western side of allotment.	C4 0.51 ha	4,999 m ²	0.3:1
			Eastern side of allotment and access handle	C4 0.43 ha	2,999 m ²	0.3:1

24.	240-242 O'Briens Road, Figtree	Lot 19 DP 775348	Land east of the mapped building line constraint. Land adjacent to O'Briens Road	C3	39.99 ha	Nil
				R2 (retain)	449	0.5:1
25.	236-238 O'Briens Road, Figtree	Lot 18 DP 775348	Land adjacent to the northern lot boundary, east of the mapped building line constraint. Land on the eastern portion of allotment Land adjacent to O'Briens Road	C3	39.99 ha	Nil
				C4	999 m2	0.3:1
				R2 (retain)	449 m2	0.5:1
26.	232-234 O'Briens Road, Figtree	Lot 17 DP 775348	Land east of the mapped building line constraint. Land adjacent to O'Briens Road	C3	39.99 ha	Nil
				R2 (retain)	449 m2	0.5:1
27.	230 O'Briens Road, Figtree	Lot 16 DP 775348	Land east of the mapped building line constraint. Land adjacent to O'Briens Road	C3	39.99 ha	Nil
				R2 (retain)	449 m2	0.5:1
28.	228 O'Briens Road, Figtree	Lot 15 DP 775348	Land east of the mapped building line constraint.	C3	39.99 ha	Nil

			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1
29.	226 O'Briens Road, Figtree	Lot 14 DP 775348	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1
			Land eastern most portion of allotment.	C3	39.99 ha	Nil
			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1
30.	222-224 O'Briens Road, Figtree	Lot 13 DP 775348	Adjacent to the mapped building line constraint and eastern most of allotment	C4	999 m2	0.3:1
			Central within the allotment.	C3	39.99 ha	Nil
			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1
31.	220 O'Briens Road, Figtree	Lot 12 DP 775348	Land east of the mapped building line constraint.	C4	999 m2	0.3:1
			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1
32.	216-218 O'Briens Road, Figtree	Lot 11 DP 775348	Western most portion of the allotment	C3	999 m2	0.3:1
			Centre of allotment	C3	39.99 ha	Nil
			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1

33.	210 O'Briens Road, Figtree	Lot 8 DP 740266	Land within the east of the allotment.	C4	999 m2	0.3:1
			Land adjacent to O'Briens Road	R2 (retain)	449 m2	0.5:1
34.	70 Jacaranda Avenue, Figtree	Lot 2604 DP 1004167	Adjacent to northern boundary	C3	39.99 ha	Nil
			Centre of allotment	C4	999 m2	0.3:1
			Land adjacent to southeastern boundary and access handle	R2 (retain)	449 m2	0.5:1
35.	11 Manna Avenue, Figtree	Lot 2501 DP 876928	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1
			Land adjacent to the southern boundary	C3	39.99 ha	Nil
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
36.	13 Manna Avenue, Figtree	Lot 2502 DP 876928	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1
			Land adjacent to the southern boundary	C3	39.99 ha	Nil
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1

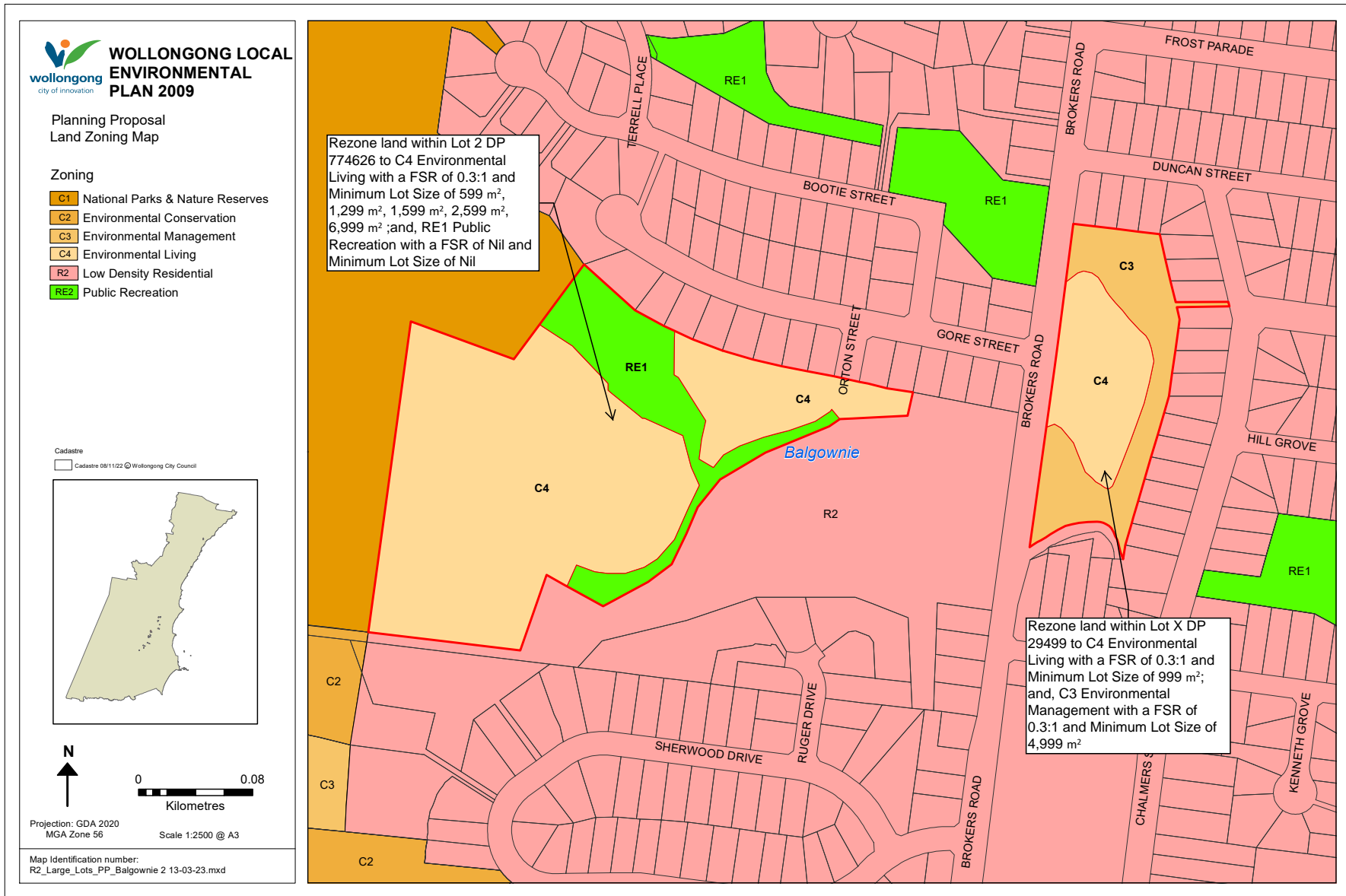
37.	15 Manna Avenue, Figtree	Lot 5 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary Land adjacent to Manna Ave	C4	999 m2	0.3:1
				C3	39.99 ha	Nil
				R2 (retain)	449 m2	0.5:1
38.	17 Manna Avenue, Figtree	Lot 6 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary Land adjacent to Manna Ave	C4	999 m2	0.3:1
				C3	39.99 ha	Nil
				R2 (retain)	449 m2	0.5:1
39.	19 Manna Avenue, Figtree	Lot 7 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary Land adjacent to Manna Ave	C4	999 m2	0.3:1
				C3	39.99 ha	Nil
				R2 (retain)	449 m2	0.5:1
40.	21 Manna Avenue, Figtree	Lot 8 DP 848792	Adjacent to the mapped building line constraint. Land adjacent to the southern boundary	C4	999 m2	0.3:1
				C3	39.99 ha	Nil

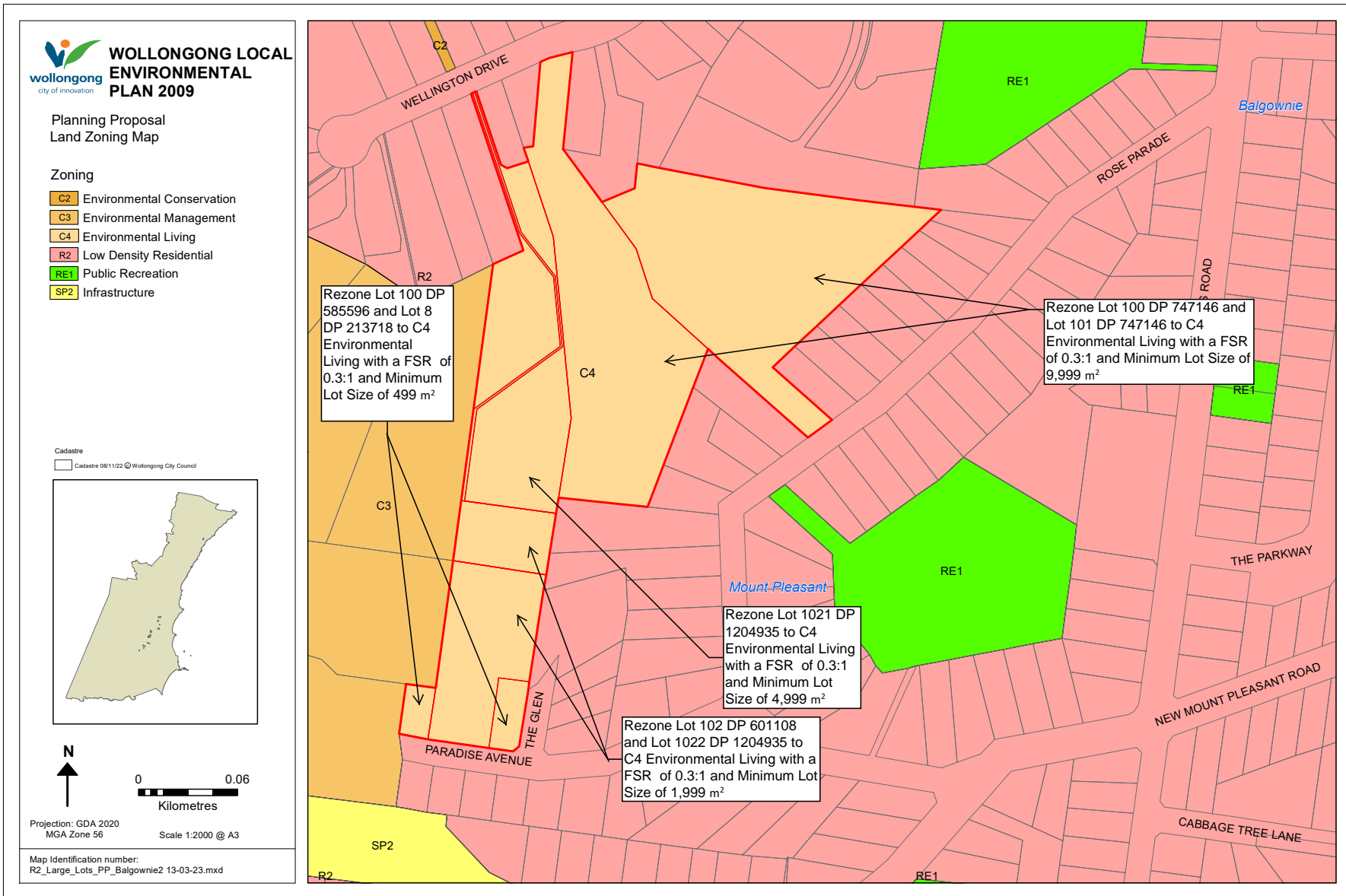
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
41.	23 Manna Avenue, Figtree	Lot 9 DP 848792	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1
			Land adjacent to the southern boundary	C3	39.99 ha	Nil
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
42.	25 Manna Avenue, Figtree	Lot 10 DP 848792	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1
			Land adjacent to the southern boundary	C3	39.99 ha	Nil
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
43.	27 Manna Avenue, Figtree	Lot 11 DP 848792	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1
			Land adjacent to the southern boundary	C3	39.99 ha	Nil
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
44.	29 Manna Avenue, Figtree	Lot 12 DP 848792	Adjacent to the mapped building line constraint.	C4	999 m2	0.3:1

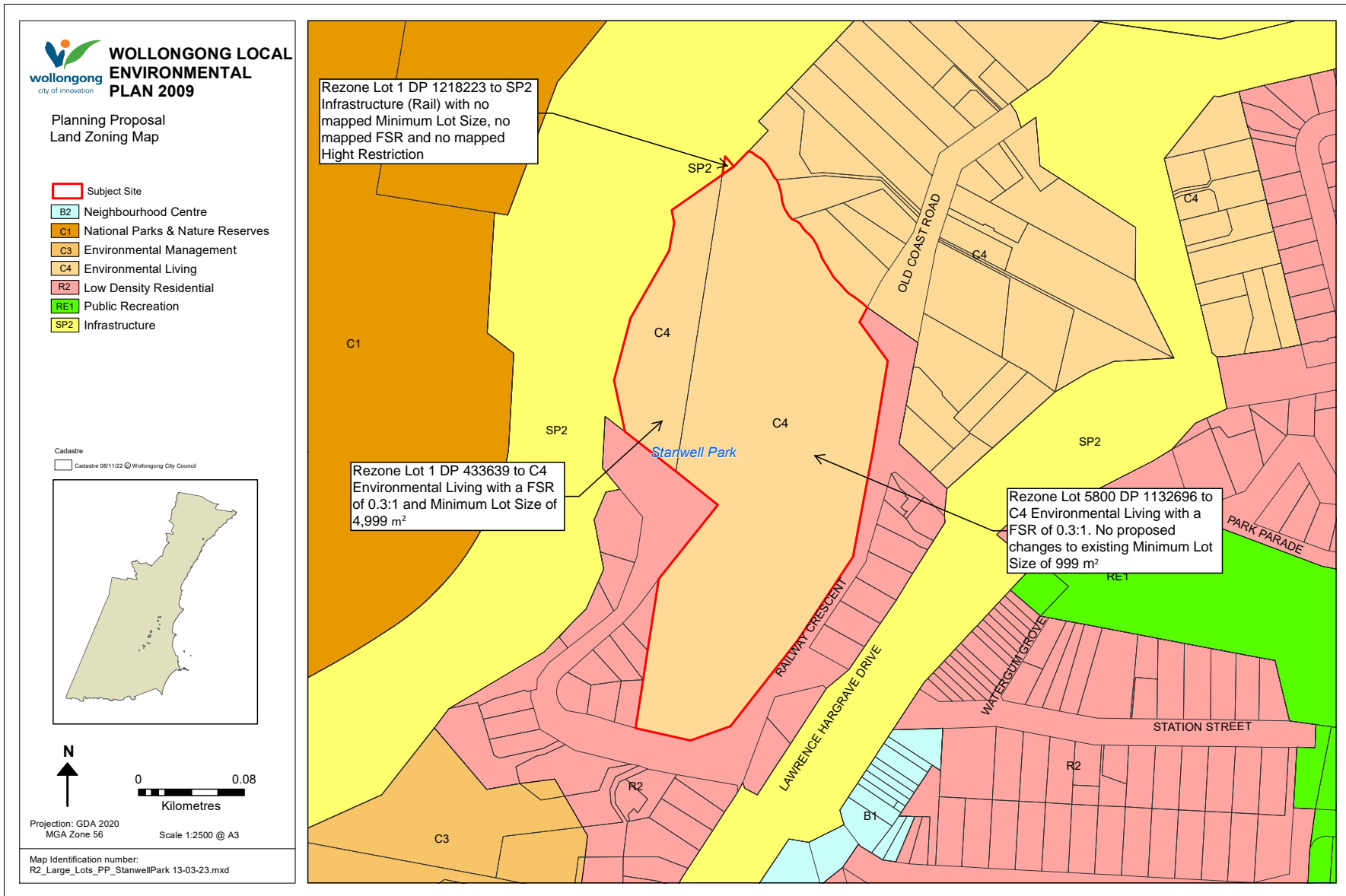
			Land adjacent to northern and southern boundaries	C3	39.99 ha	Nil
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
45.	29A Manna Avenue, Figtree	Lot 1312 DP 1034643	Land within the south of the allotment.	C4	999 m2	0.3:1
			Land adjacent to Manna Ave	R2 (retain)	449 m2	0.5:1
46.	Lot 13 DP 1252847 Redgum Forest Way, Figtree	Lot 13 DP 1252847	Northern end of allotment crossing Redgum Road.	C4	999 m ²	0.3:1
			Land within mapped easement adjacent to C2 zoned land and north of Redgum Road	C4	39.99 ha	Nil
47.	35 Gahnia Avenue, Figtree	Lot 1326 DP 1239016	Southern end of allotment	R2	449 m2	0.5:1
48.	33 Gahnia Avenue, Figtree	Lot 1327 DP 1239016	Access handle	R2	449 m2	0.5:1
49.	31 Gahnia Avenue, Figtree	Lot 1325 DP 1239016	Southern end of allotment	R2	449 m2	0.5:1
50.	29 Gahnia Avenue, Figtree	Lot 1324 DP 1239016	Southern end of allotment	R2	449 m2	0.5:1
51.	27 Gahnia Avenue, Figtree	Lot 1323 DP 1239016	Access handle	R2	449 m2	0.5:1
52.	25 Gahnia Avenue, Figtree	Lot 1322 DP 1239016	Access handle	R2	449 m2	0.5:1
53.	23 Gahnia Avenue, Figtree	Lot 1321 DP 1239016	Southern end of allotment	R2	449 m2	0.5:1

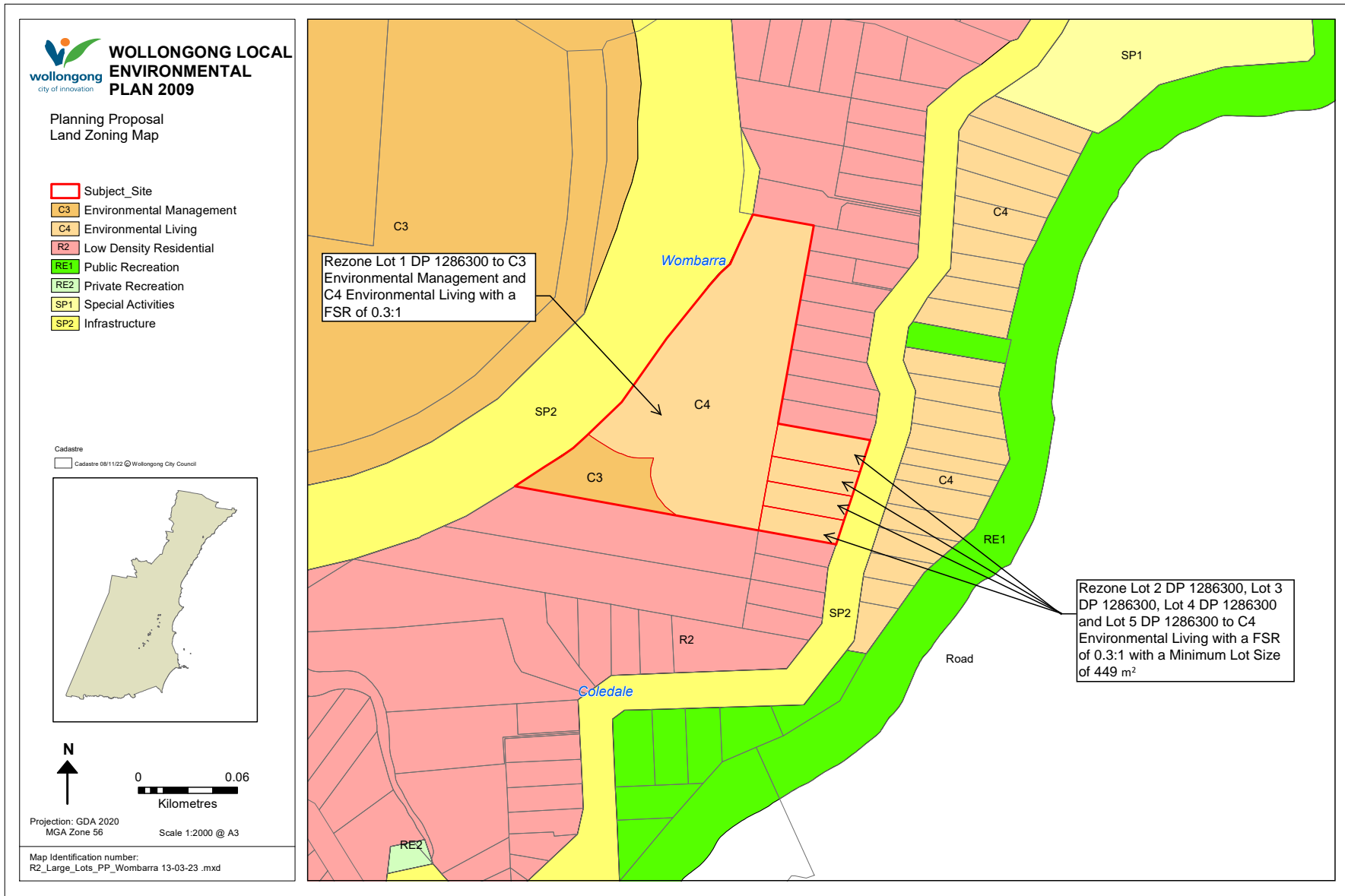
54.	Rainforest Place, Figtree	Lot 14 DP 1252847	Land adjacent to Rainforest Place and Redgum Forest Way	C4	1,999 m2	0.3:1
			Land adjacent to Redgum Forest Way	C4	39.99 ha	Nil
55.	14 Cosgrove Avenue, Keiraville	Lot 90 DP 1086429	Western portion of the site	C2	C2: 39.99ha	Nil
			Land west of proposed R2	C3	C3: 39.99 ha	Nil
			Existing R2 zoned Land fronting Cosgrove Avenue.	R2 (retain)	R2 499 m ²	0.5:1
56.	2 Cosgrove Avenue, Keiraville	Lot 96 DP 30903	Western portion of allotment	C2 8622.36 m ²	C2 39.99 ha	C2: Nil
			Eastern portion of allotment	R2 1865.63 m ² (retain)	R2 799 m ²	R2: 0.5:1
57.	147 Koloona Ave, Mt Keira	Lot 16 DP 730175	Entirety of allotment	C4	4,999 m ²	0.3:1
58.	165 Koloona Avenue, Mount Keira	Lot 1 DP 826177	Eastern portion of including access handle	C4	2,999 m2	0.3:1
59.	155 Koloona Avenue, Mount Keira	Lot 2 DP 826177	Eastern portion of including access handle	C4	2,999 m2	0.3:1
60.	157 Koloona Avenue Mount Keira	Lot 4 DP 826177	Eastern access handle	C4	2,999 m2	0.3:1
61.	159 Koloona Avenue Mount Keira	Lot 5 DP 826177	Eastern access handle	C4	2,999 m2	0.3:1
62.	161 Koloona Avenue Mount Keira	Lot 6 DP 826177	Eastern access handle	C4	2,999 m2	0.3:1

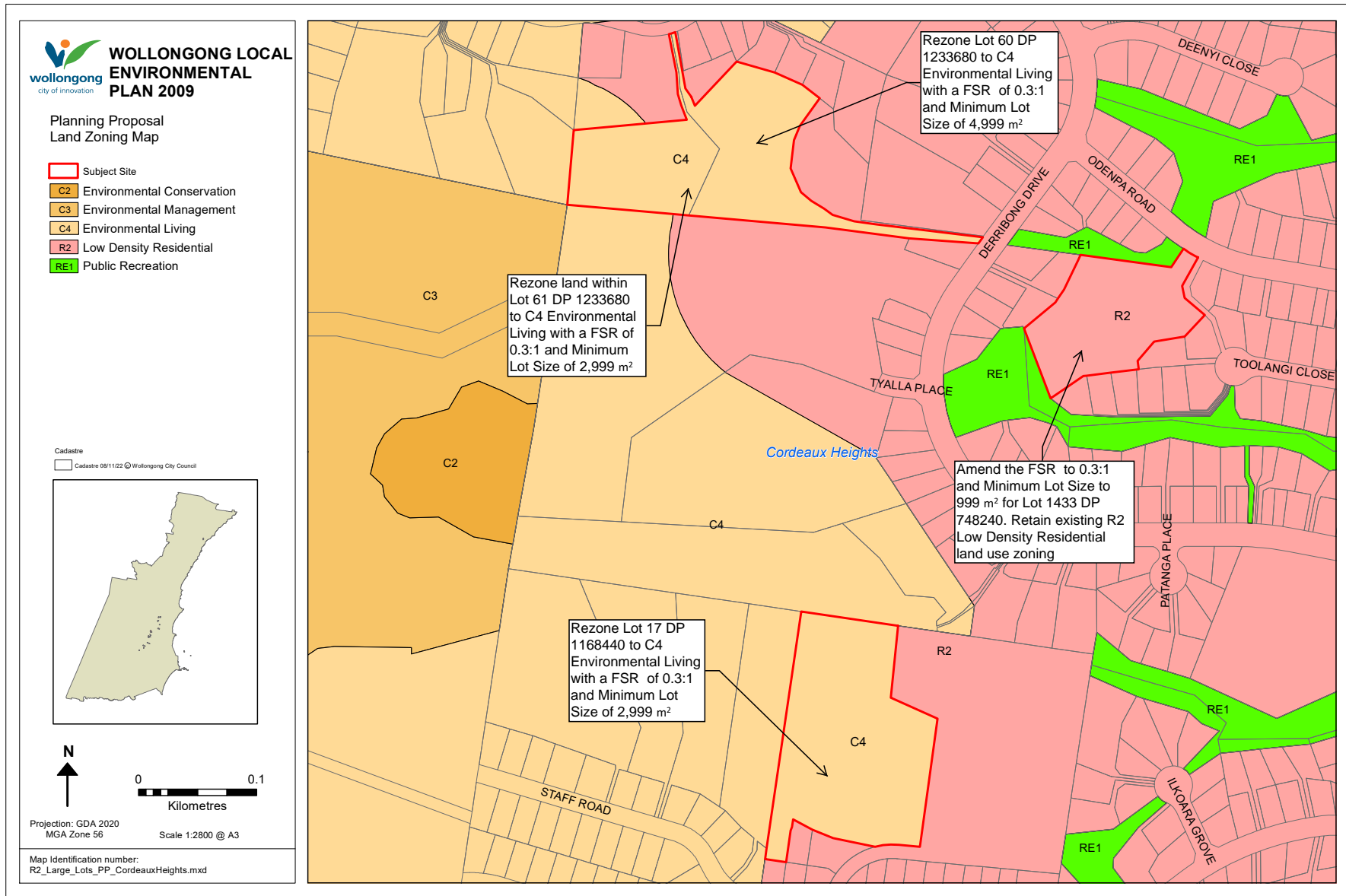
63.	163 Koloona Avenue, Mount Keira	Lot 7 DP 826177	Eastern portion of including access handle	C4	2,999 m2	0.3:1
64.	151 Koloona Avenue Mount Keira	Lot 501 DP 1255962	Eastern portion of site including access handle	C4	2,999 m2	0.3:1
65.	153 Koloona Avenue Mount Keira	Lot 502 DP 1255962	Eastern access handle	C4	2,999 m2	0.3:1
66.	24 Highbank Place, Mt Ousley	Lot 1 DP 591352	Entirety of allotment	C4	9,999 m ²	0.3:1
67.	24 Highbank Place, Mt Ousley	Lot 73 DP 209750	Western edge and centre of allotment	C4 1.081 ha	9,999 m2	0.3:1
			Northern, eastern and portion of southern edge	C3 8486 m2	7,999 m2	Nil
68.	Lot 1019 Ribbonwood Rd, Farmborough Heights	Lot 1019 DP 811085	Northern and eastern portions of allotment.	C2 1.62 ha	C2 39.99ha	Nil
			Southern corner of allotment	C4 0.43 ha	C4 999 m ²	0.3:1

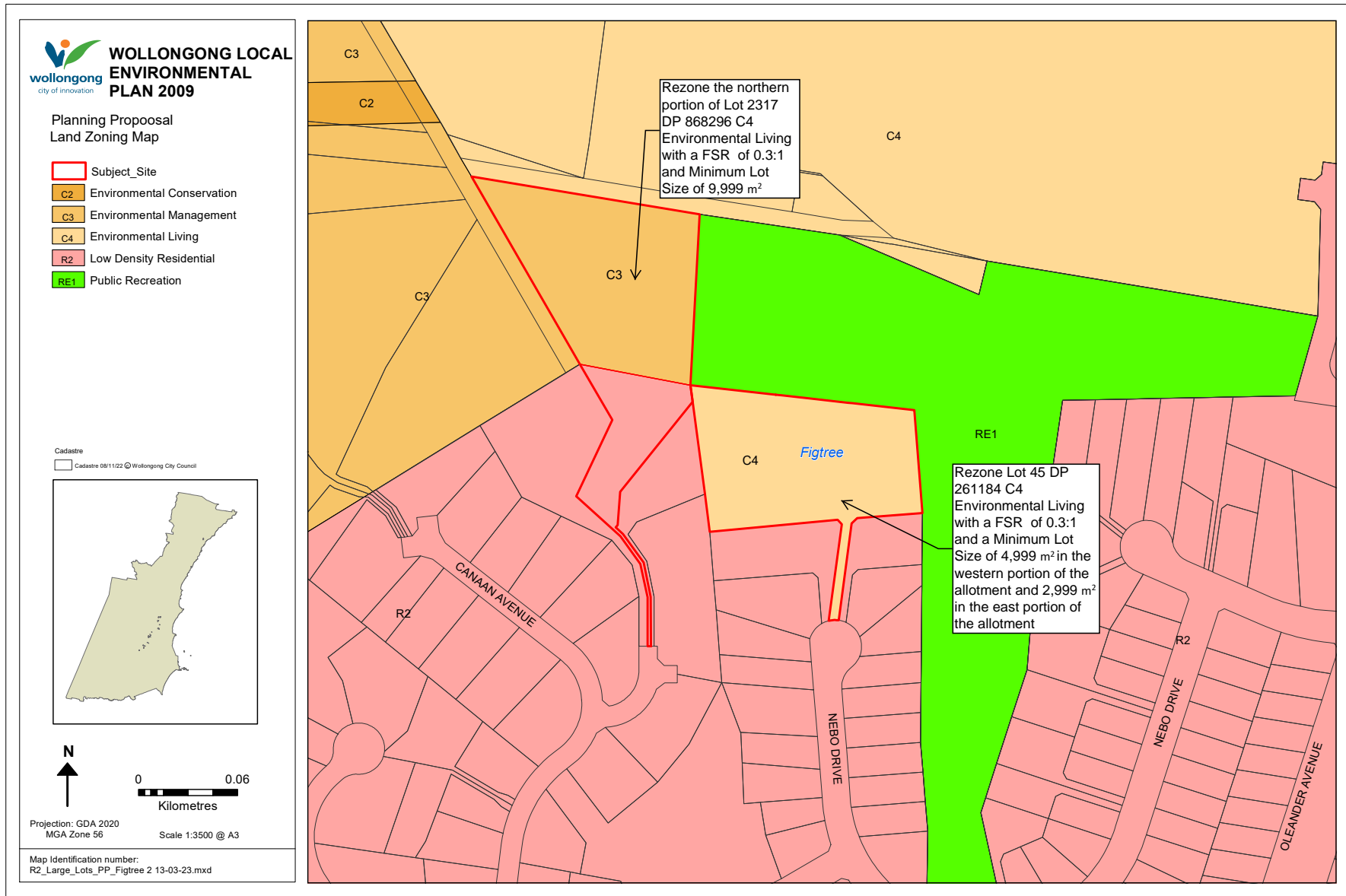


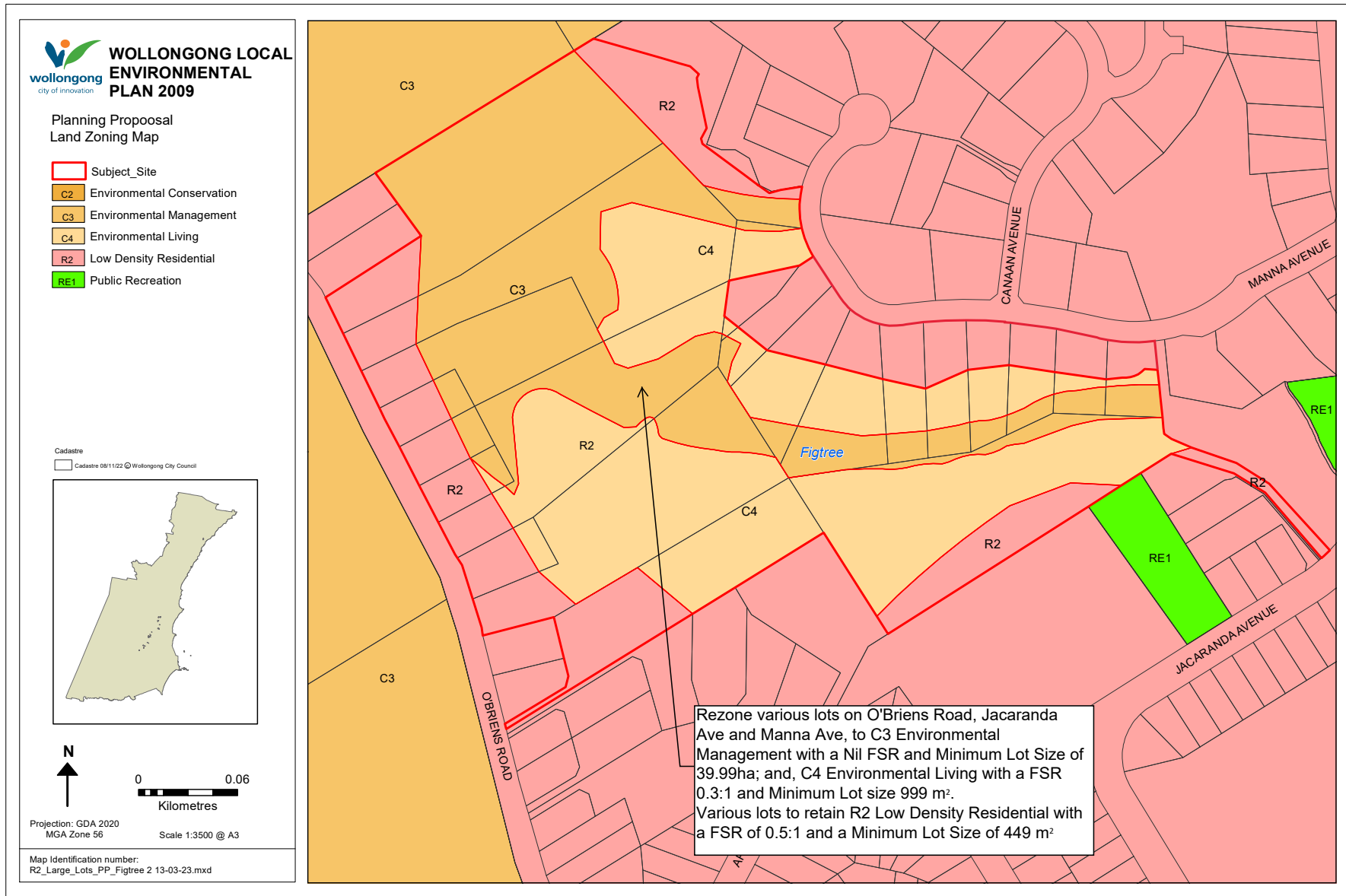


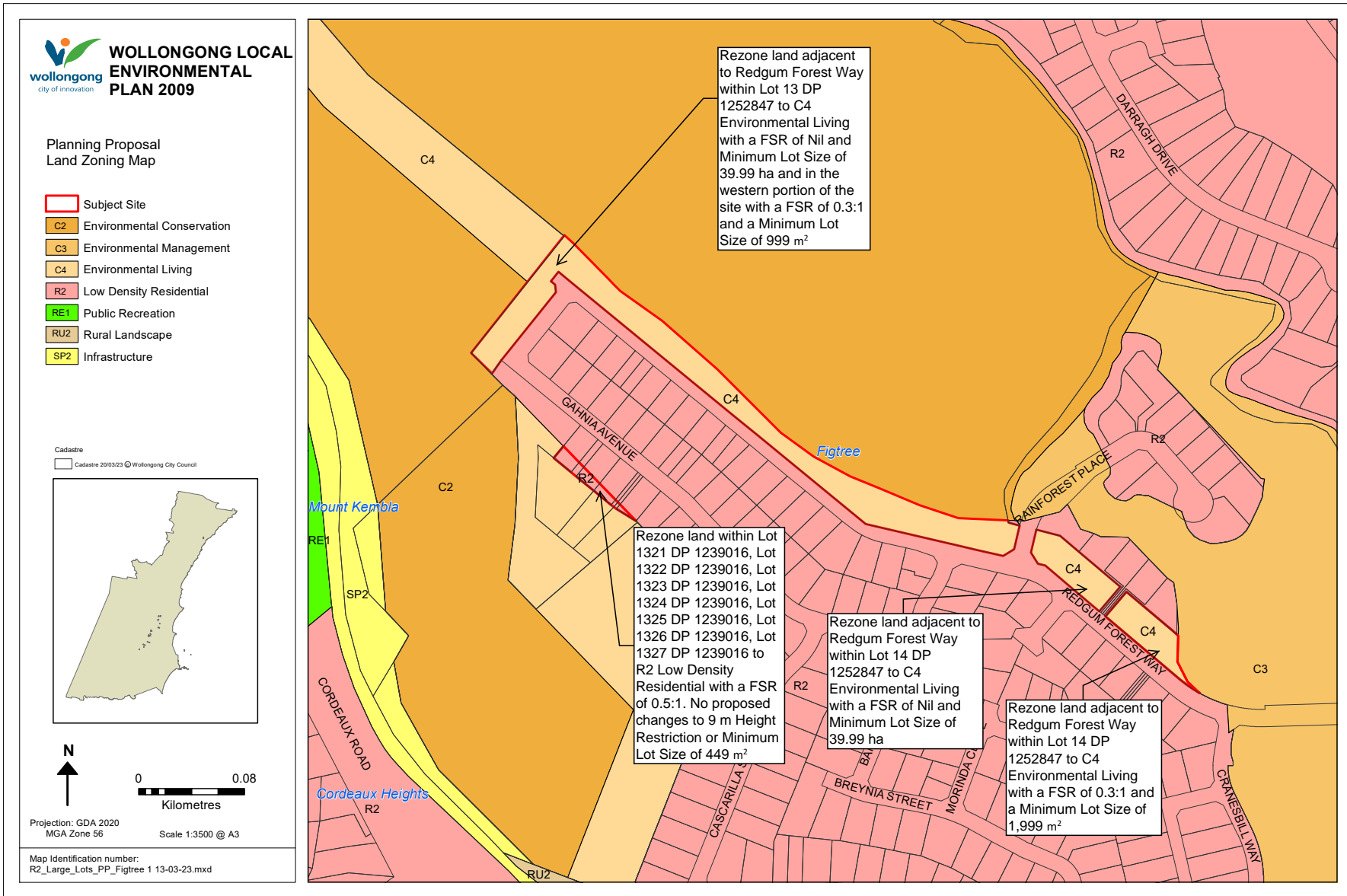


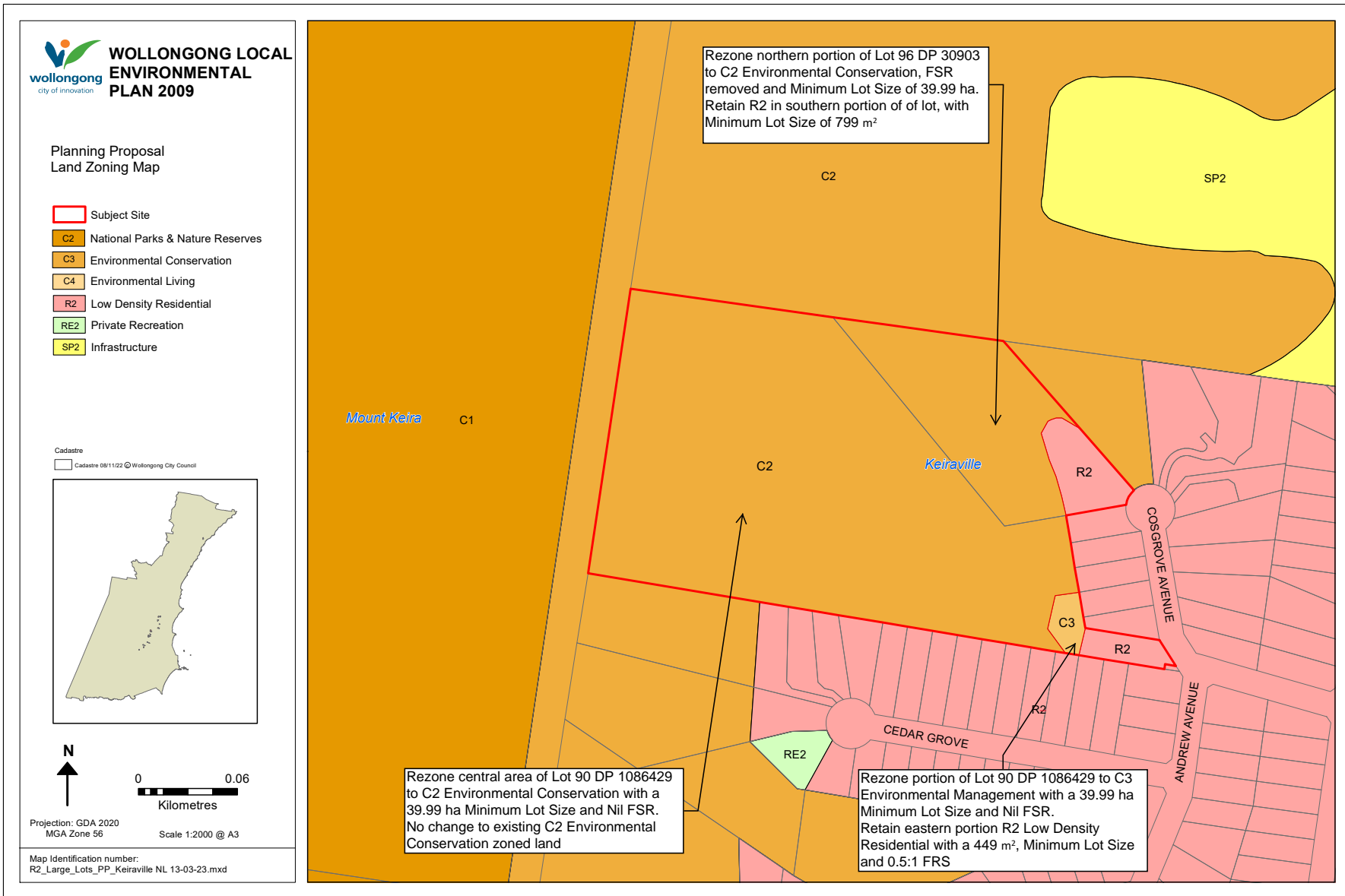


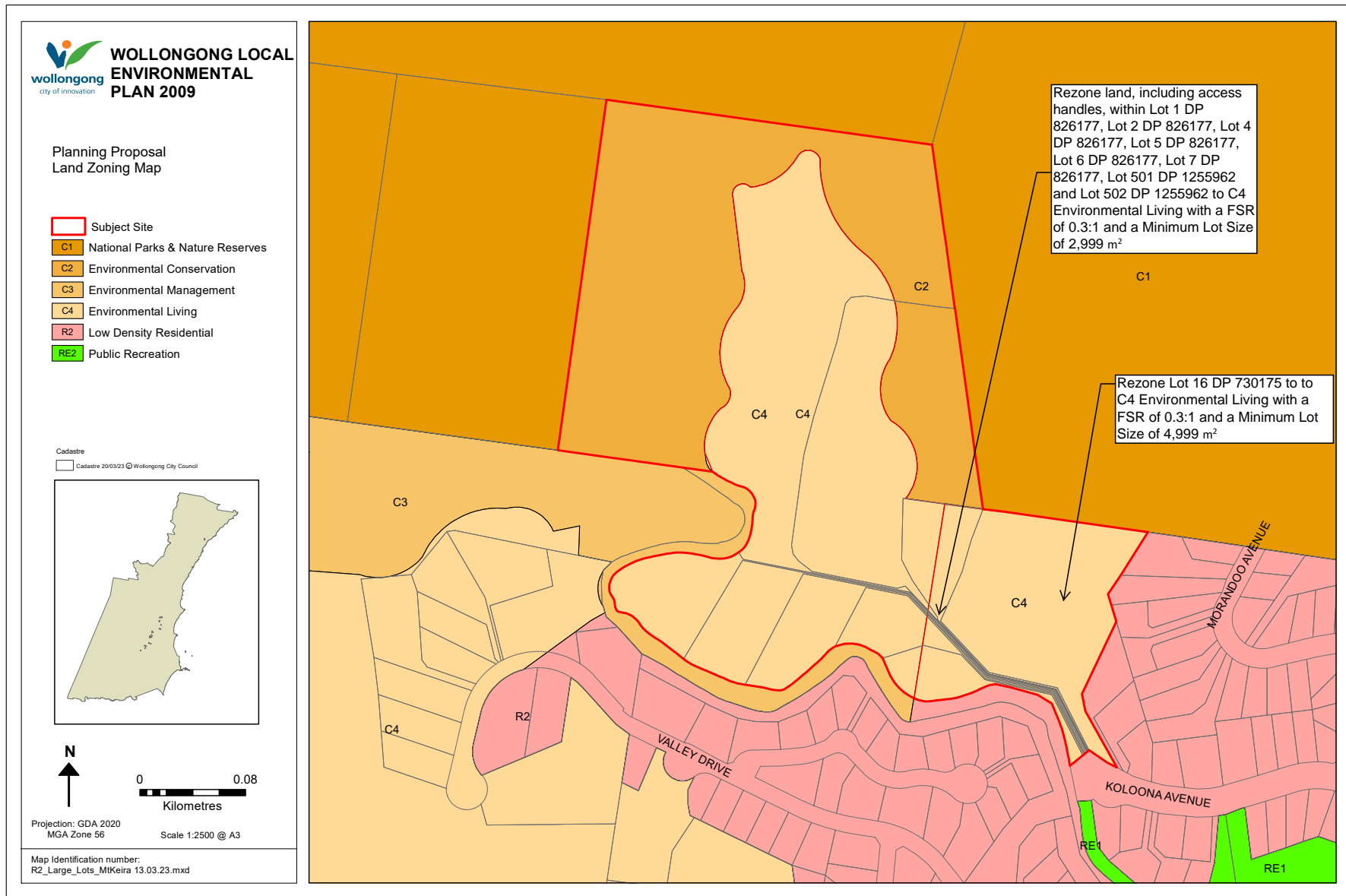


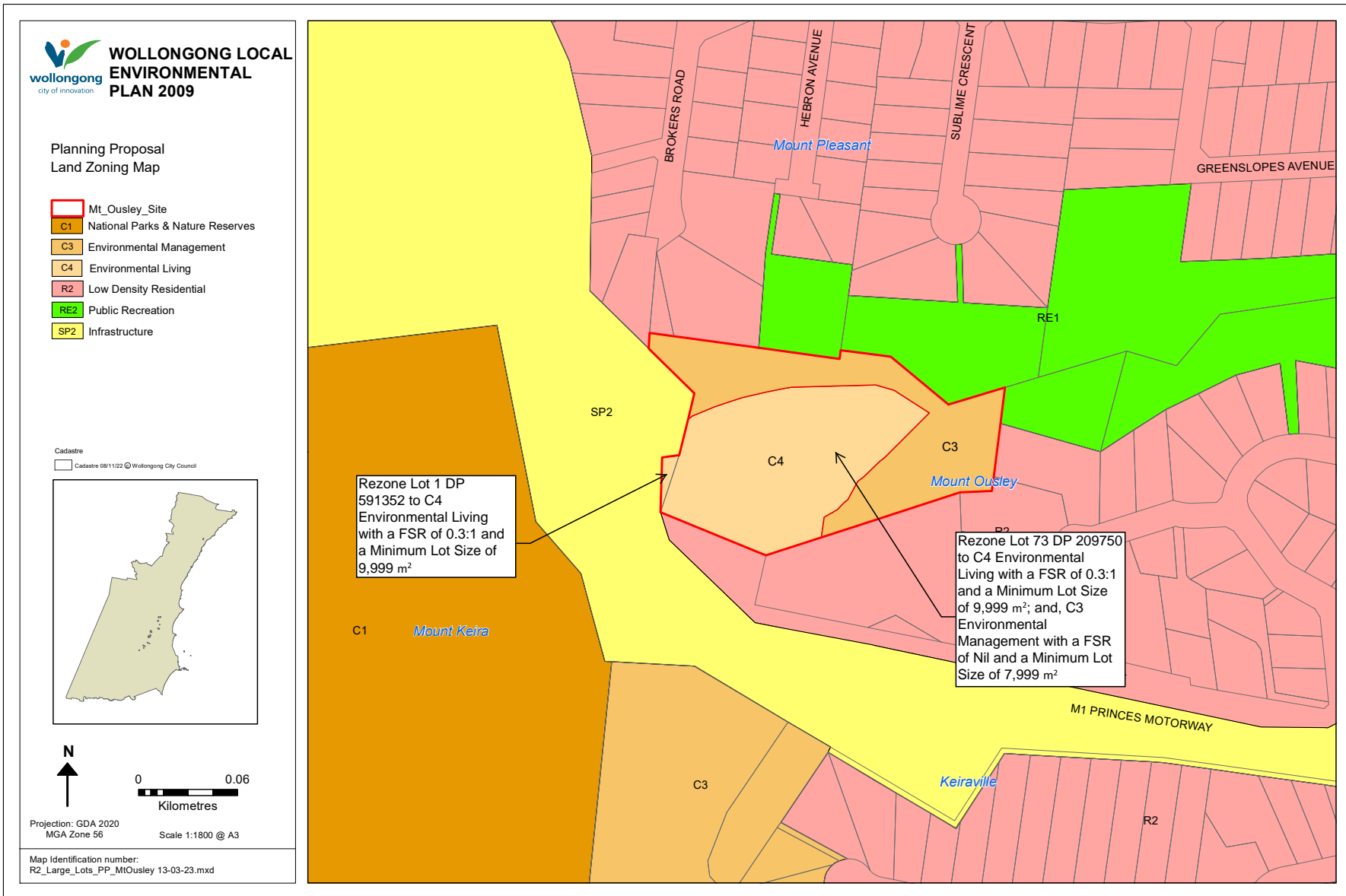


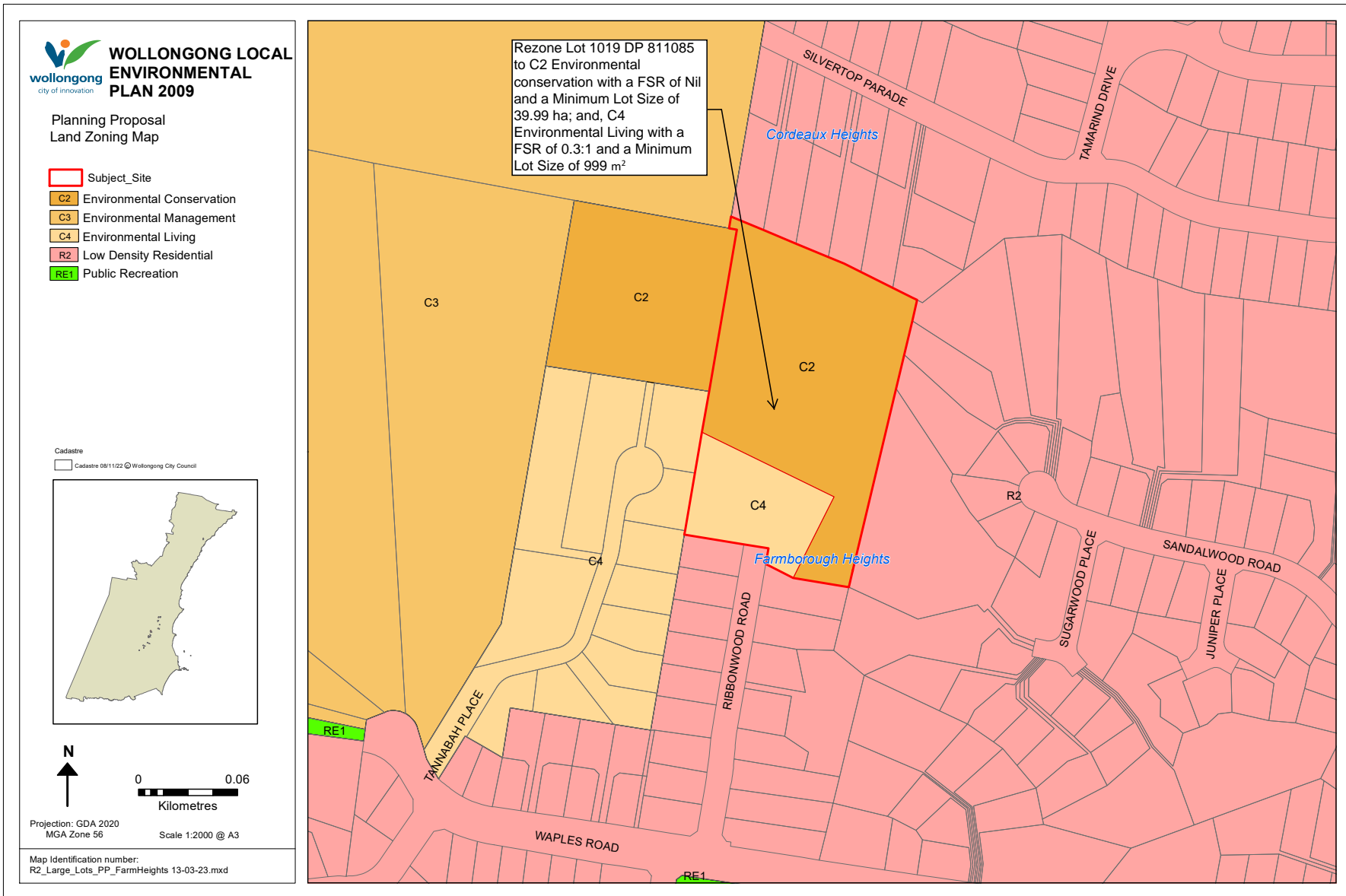












ITEM 4 PUBLIC EXHIBITION - WOLLONGONG DCP 2009 CHAPTER B4 DEVELOPMENT IN CENTRES AND PERIPHERAL SALES PRECINCTS - STAGE 1 UPDATE

On 20 March 2023 Council adopted the Wollongong Retail and Business Centres Strategy.

On 26 April 2023 the NSW Government Department of Planning and Environment's Employment Zone Reforms will come into effect. These reforms reinforce the need for a robust Centres Hierarchy to ensure our community's vision and future needs are realised.

A review and update of Wollongong DCP 2009 Chapter B4 Development in Business Zones is required to create a more succinct, user-friendly and effective document which addresses the immediate implications of the coming Employment Zone Reform changes to the Wollongong Local Environmental Plan (LEP) 2009 and the recommendations of the Wollongong Retail and Business Centres Strategy. To address the imminent changes to the LEP occurring as a result of the Employment Zone Reforms, this update has been broken down into two stages. The Stage 1 update is the subject of this report.

It is recommended that the draft Wollongong Development Control Plan Chapter B4: Development in Centres – Stage 1 update be exhibited for community feedback.

RECOMMENDATION

The draft Wollongong Development Control Plan Chapter B4: Development in Centres and Peripheral Sales Precincts - Stage 1 update be endorsed for public exhibition for a minimum period of 28 days.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Draft Wollongong Development Control Plan Chapter B4: Development in Centres and Peripheral Sales Precincts - Stage 1 Update

BACKGROUND

Chapter B4 Development in Business Zones

The Wollongong Development Control Plan (DCP) 2009 came into force on 3 March 2010. Since 2010, a number of Chapters within the DCP 2009 have been reviewed and amended to improve their user-friendliness and relevance.

Chapter B4 Development in Business Zones applies to retail, office, business and bulky goods premises, as well as shop top housing and mixed-use development on land that is zoned for Business purposes (i.e. B1, B2, B3, B4, B6, or B7 zones).

Chapter B4 includes -

- Council's Retail and Business Centre's Hierarchy which sets out the role, function and planning requirements for each centre classification.
- General design requirements for retail and business premises.
- General design requirements for specific retail types.
- Location specific planning requirements for Centres.
- Application requirements.

Chapter B4 Development in Business Zones (Chapter B4) has not undergone a comprehensive review and update since the adoption of the consolidated Wollongong LEP 2009 in 2010.

Since 2013, several Town and Village Centre reviews have been completed and endorsed by Council including the Corrimal Town Centre Plan (completed 2015), Dapto Town Centre Plan (completed 2017), Figtree Town Centre Plan (completed 2013), Helensburgh Town Centre Plan (completed 2020), Port Kembla 2505 Revitalisation Plan (completed 2018), Unanderra Town Centre Plan (completed 2013) and

Warrawong Town Centre Masterplan (completed 2013). Each of these studies is accompanied by an Implementation Plan which lists review of planning controls within WDCP 2009. A number of these reviews to controls have been considered through the Housing Strategy and the Retail and Business Centres Strategy and recommendations made to investigate and change zoning in some locations. Recommendations from the Town and Village Plans in relation to changes to LEP height and FSR controls, and the detailed design controls in the DCP will be the subject of a Built Form Study, scheduled to begin in the 2023-2024 Financial year.

Employment Zone Reforms

The NSW Department of Planning and Environment (DPE) have been progressing Employment Zone Reforms. The Reform seeks to provide a more flexible planning framework for existing Business and Industrial zoned land by transitioning to fewer zones with broader objectives and permissible land uses. The zone translation is shown in the following table -

Existing Zones	New Zone
Business and Industrial Zones	Employment Zones
B1 Neighbourhood Centre	E1 Local Centre
B2 Local Centre	
B3 Commercial Core	E2 Commercial Centre
B5 Business Development; B6 Enterprise Corridor; B7 Business Park	E3 Productivity Support
IN1 General Industrial	E4 General Industrial
IN2 Light Industrial	
IN3 Heavy Industrial	E5 Heavy Industrial
IN4 Working Waterfront	W4 Working Waterfront
B4 Mixed Use	MU1 Mixed Use
B8 Metropolitan Centre (does not apply to Wollongong)	SP4 Enterprise (does not apply to Wollongong)

On 21 February 2022 and 27 June 2022, Council considered reports on the draft Reforms. Of particular concern is the merger of the B1 Neighbourhood Centre and B2 Local Centre zones, which impacts on the current hierarchy of village centres. Council endorsed a submission which included measures to mitigate any negative impacts of these reforms through the introduction of several local provisions, intended to maintain the nuanced approach to centres in different tiers of the retail hierarchy.

The zone changes will commence on 26 April 2023.

The following amendments to the proposed translation were made and will be part of the Wollongong LEP 2009 after 26 April 2023 –

- The Centres Hierarchy is referenced in the objectives of the Land Use Table for the new E1 Local Centre, E2 Commercial Centre and MU1 Mixed Use zones as follows -
 - *To encourage development that is consistent with the centre’s position in the centres hierarchy.*
- The Centres Hierarchy is also referenced in a new local provision named Development in Local Centres. This provision requires the development consent authority to consider -
 - The impact of the development on the amenity of the surrounding residential areas.
 - The impact of the development on the desired future character of the local centre, and
 - Whether the development is consistent with the hierarchy of centres.

- Self storage units, residential flat buildings and restricted premises will not be permissible in locations with a current B1 Neighbourhood Centre zoning (despite merging with B2 Local Centre lands to form new E1 Local Centre zone).
- Food and drink premises with a drive through facility will not be permissible in locations with a current B1 Neighbourhood Centre zoning.

The new provisions in the LEP reinforces the importance and weight of the Centres Hierarchy in the B4 Chapter of the DCP. It therefore raises the need to ensure the hierarchy is contemporary and reflective of the desired outcomes for our centres, as well as the future needs of our community.

Wollongong Retail and Business Centres Strategy

On 20 March 2023 the Wollongong Retail and Business Centres Strategy was adopted by Council. The Strategy makes the following recommendations relating to the centres hierarchy -

Recommendation 1: Update the retail and business centre hierarchy and definitions to reflect the contemporary role and function of Wollongong's centres and guide their growth

The proposed Centres Hierarchy is illustrated in Table 14 and Figure 17 in section 4.3 of the Strategy. Further to the proposed changes to selected Centre positions, updates are needed to our planning policies to ensure the hierarchy is clear and consistent. The proposed revisions will include -

- Revised hierarchy definitions.
- Consistent guidance on retail and office floorspace targets, population catchments, urban structure (movement, open space networks), built form, hours of activity and land use composition.
- An objective to focus large commercial office developments in the Wollongong CBD, made clear through the definitions of each tier in the hierarchy.
- Small villages as a tier in the hierarchy, and these villages be clearly listed.
- Map of all centres showing their level in the hierarchy.
- Review planning controls to ensure development is alignment with the Centre's place within the hierarchy.
- Glossary of key terms to ensure consistency.

The revised hierarchy should be used to guide development and assessment processes to ensure developments are consistent with and contribute to the defined role and function of our centres.

Recommendation 2: Review and update the following planning documents to ensure consistency with the updated hierarchy -

- Wollongong DCP 2009 Chapter B4 Development in Business Zones
- Wollongong DCP 2009 Chapter D1 Character Statements
- Wollongong DCP 2009 Chapter D16 West Dapto Urban Release Area
- Wollongong DCP 2009 Appendix 4 Definitions
- Wollongong LEP 2009 Land Use Table and Local Provisions
- Wollongong Local Strategic Planning Statement

This report relates to these recommendations. The Stage 1 update of DCP Chapter B4 includes all aspects of the recommendation 1 and 2 excluding -

- 1 Map of all Centres showing their level in the hierarchy: mapping will be part of a Stage 2 update, after any recommended changes to zoning boundaries has occurred (actions of the Retail and Business Centres Strategy).
- 2 Review Planning controls to ensure development is alignment with the Centre's place within the hierarchy: built form planning controls will be reviewed as part of the Built Form Review and inform changes to the LEP and DCP.

- 3 Review and update the following planning documents to ensure consistency with the updated hierarchy -
 - a Wollongong DCP 2009 Chapter D1 Character Statements: Character Statements are being progressively reviewed. The Centre Hierarchy updates will be one source of information informing this review.
 - b Wollongong DCP 2009 Chapter D16 West Dapto Urban Release Area.
 - c Wollongong DCP 2009 Appendix 4 Definitions: New definitions relevant to Centres are being included in the B4 Chapter. Updates to Appendix 4 will occur at a later date.
 - d Wollongong Local Strategic Planning Statement (LSPS): The LSPS update will include the adopted Centres Hierarchy.

PROPOSAL

A review and update of *Wollongong DCP 2009 Chapter B4 Business in Development Zones* is required to create a more succinct, user-friendly and effective document. To address the immediate implications of the coming Employment Zone reform changes to the Wollongong LEP 2009, the update will occur in two stages -

- 1 Update the sections relating to the Centres Hierarchy to align with the recommendations of the Wollongong Retail and Business Strategy and the Employment Zone Reform related changes to the LEP. Include general 'housekeeping' updates to correct references to outdated policies, locations etc.
- 2 After the completion of the Built Form Review, update the remaining sections: General Design Requirements, Economic Impact Statements, Location specific controls etc.

The Stage 1 DCP update is the subject of this report (Attachment 1).

The Stage 1 update to the Wollongong DCP 2009 Chapter B4 includes the following:

Title: The title of the B4 Chapter has been updated to address the employment lands reform changes from 'Development in Business Zones' to 'Development in Centres and Peripheral Sales Precincts'. Note that the new Employment Zones include both the existing Business and Industrial zones.

1 Introduction

- The chapter applies provides objectives, strategies, and detailed planning controls for development in Centres and Peripheral Sales Precincts. Centres have been clearly defined.
- Includes reference to the new hierarchy and its place in the Wollongong LEP.
- Clarifies the application of the rest of the DCP.
- Draws specific attention to Part D of the DCP – the Locality Based DCPs/Precinct Plans which take precedence over the B4 chapter in the event of inconsistency.

2 Objectives

- Generally, objectives written in the language of controls moved to a 'development controls' section in the Centres Hierarchy section.
- Relationship to the Centre Specific controls Wollongong LEP 2009 clarified.
- References to 'retail and business' removed. 'Centres' used consistently.
- Objective linking to the Community Strategic Plan included.
- Wording strengthened to reinforce key objectives relating to urban design quality, contextual response, access and movement of people and goods, and Council's net zero targets.

3 Definitions

- New Section.
- Definitions added for Centres, Major retail development, mini major retail development, Speciality retail, High order retail, lower order retail, Full-line supermarket, Small supermarket, Discount supermarket and Specialised retail premises.

4 Centres Hierarchy - Objectives

- Generally, objectives simplified and reduced (13 to 5).
- Objectives previously worded as development controls moved to development controls section.
- Objectives linked to the information in Table 1: Desired Characteristics of Centres and Peripheral sales Precincts.
- Outcomes including competition, concentrated investment in public benefit items, and compact neighbourhoods referenced.

Centres Hierarchy - Development Controls.

- New section.
- Controls tied to Figure 1: Centres Hierarchy and Table 1: Desired Characteristics of Centres and Peripheral Sales Precincts.
- Control relating to the concentration of varied uses in Centres added.
- Control added promoting the agglomeration of large commercial office premises in the Regional City Centre.
- Control added promoting the concentrations of large format clothing stores to the Regional City, Major Regional Centres and Major Town Centres.
- Control added clarifying that the commercial or health services component of Shop-top Housing must be a use independently permitted in the Land Use Table for that zone.

Figure 1 – Centres Hierarchy

- Diagram updated including changes to some centre classifications and inclusion of all small village centres.

Table 1 – Desired Characteristics of Centres and Peripheral Sales Precincts

- New table added to consolidate text previously dispersed through section 3.
- Hierarchy characteristics provided consistently for each centre tier across floorspace, population catchment, function, accessibility, retail uses, commercial uses, residential uses and other uses.
- Relevant Centres and Peripheral Sales Precincts listed.
- Relevant Site Specific DCP Chapters listed (Part D).
- Relevant adopted Town Centre Plans and Strategies listed.

5 Economic Impact Assessment

- Housekeeping updates to outdated Strategy and Plan references.

6 Planning Requirements for Development in the Regional City and Major Regional Centres

- Housekeeping updates to Centre tier names, removal of superseded land uses, removal of specific references to shopping centre chains or specific stores (ie Westfield, Bunnings etc).
- Removal of FSR.
- Removal of incorrect references to other DCP Chapters.
- Updates to references to ongoing studies.

7 *Planning Requirements for Development in Major Town Centres*

- Housekeeping updates to Centre tier names, removal of superseded land uses, removal of specific references to shopping centre chains or specific stores (ie Westfield, Bunnings etc).
- Removal of FSR.
- Removal of incorrect references to other DCP Chapters.
- Updates to references to ongoing studies.
- Removal of Unanderra Centre from the Major Town Centre section.

8 *Planning Requirements for Development in Town Centres*

- Housekeeping updates to Centre tier names, removal of superseded land uses, removal of specific references to shopping centre chains or specific stores (ie Westfield, Bunnings etc)
- Removal of FSR.
- Removal of incorrect references to other DCP Chapters.
- Updates to references to ongoing studies.
- Updates to references regarding new development that has since taken place (ie Bulli supermarket).
- Inclusion of Unanderra in the Town Centre section.
- Removal of Windang and Cringila Centres from the Town Centre Sections.

9 *Planning Requirements for Development in Village and Small Village Centres*

- Heading expanded to include Villages and Small Villages.
- Centres noted as either Villages or Small Villages (as per the Retail and Business Centres Strategy recommendations).
- Housekeeping updates to Centre tier names, removal of superseded land uses, removal of specific references to shopping centre chains or specific stores (ie Westfield, Bunnings etc).
- Removal of FSR.
- Removal of incorrect references to other DCP Chapters.
- Updates to references to ongoing studies.
- Updates to references regarding new development that has since taken place (ie Bulli supermarket).
- Inclusion of Windang and Cringila Centres in the Village Centres Section.

10 *Various*

- Updates to zone references in line with Employment Zone Reforms.

Attachment 1 shows the updated draft DCP chapter with tracked changes.

The Stage 1 updates to the DCP B4 Chapter bring the sections relating to the Centres Hierarchy into alignment with the recommendations of the Wollongong Retail and Business Centres Strategy and the Employment Zone Reform changes to the Wollongong LEP 2009. The update also includes general 'housekeeping' amendments to correct references to outdated policies, locations and studies.

CONSULTATION AND COMMUNICATION

The draft Wollongong Retail and Business Centres Strategy was informed by a range of stakeholder input, including an internal Project Reference Group, a community survey (Shape your Town) and consultation with those involved in the retail industry in Wollongong. The draft Strategy was exhibited from 10 October to 2 December 2022, and the amended Strategy adopted on 20 March 2023.

Submissions received during the exhibition period included support to retain and update the centres hierarchy, and raised the importance of contemporary DCP controls for Centres.

The following Divisions of Council were consulted during preparation of the draft revised Chapter B4 of the DCP-

- City Strategy – Urban Release Team.
- Legal Services Team.

It is proposed to exhibit the *draft Wollongong Development Control Plan Chapter B4: Development in Centres and Peripheral Sales Centres – Stage 1 Update* for community feedback for a minimum period of 28 days.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1 “We value and protect our environment” and Goal 2 “We have an innovative and sustainable economy”.

It specifically delivers on core business activities as detailed in the **Land Use Planning Service Plan 2023-24** – “Review and prepare planning policies, strategic and urban design studies to inform land use planning for the city.” and “Prepare Local Environmental Plans and Development Control Plans, which enable the community’s goals for liveability, sustainability and amenity.”

FINANCIAL IMPLICATIONS

The report relates to a planning policy update. There are no financial implications for Council.

SUSTAINABILITY IMPLICATIONS

The Centres Hierarchy and associated controls provide a planning framework to provide compact and accessible centres appropriate for the surrounding communities. The hierarchy supports an approach to active, public and private transport that seeks to provide accessible Centres which support a reduced reliance on car travel and resulting climate emissions.

The updates to the DCP Chapter B4, specifically the Centres Hierarchy, provides a framework for Centres to provide a range of goods, services, facilities, and open spaces for our community, supporting social cohesion and liveable Centres.

CONCLUSION

On 20 March 2023 Council adopted the Wollongong Retail and Business Centres Strategy.

On 26 April 2023 the NSW Government Department of Planning and Environment’s Employment Zone Reforms will come into effect. These reforms reinforce the need for a robust centres hierarchy to ensure our community’s vision and future needs are realised.

It is recommended that the draft Wollongong Development Control Plan Chapter B4: Development in Centres and Peripheral Sales Centres – Stage 1 update be exhibited for community feedback, and the submissions considered and reported to council with any proposed amendments to the draft.



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Chapter B4: Development in Centres and Peripheral Sales Precincts

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Document Control			
Document ID: Wollongong DCP 2009 – B4 Development in Business Zones			
Rev No	Adoption Date	In force date	Revision Details
1	15/12/09	1/3/10	Adopted
2			Hierarchy updated. Renamed Development in Centres
3			

1 INTRODUCTION

1. This chapter of the [Wollongong Development Control Plan 2009 \(DCP\)](#) ~~has been prepared to provide~~ objectives, strategies and detailed planning controls for ~~retail, office premises, business premises developments, bulky goods premises and other developments in addition to the specific zone objectives and the planning controls contained in Wollongong Local Environmental Plan 2009~~ [development in Centres and Peripheral Sales Precincts](#). 'Centres' refers to our [Small Village, Village, Town, Major Town, Major Regional and Regional City Centres](#). [Development in Centres and Peripheral Sales Precincts](#) includes all land uses permitted with consent under [Wollongong Local Environmental Plan 2009 \(LEP\)](#) in the following Employment and Mixed Use Zones: E1 Local Centre, E2 Commercial Centre, E3 Productivity Support and MU Mixed Use.
2. This chapter contains ~~Council's the adopted retail Centres Hierarchy strategy~~ for both existing and planned ~~retail and business C~~centres within the [Wollongong City Local Government Area \(LGA\)](#). [The Centres Hierarchy comprises both Figure 1 and Table 1 of section 4 of this Chapter. The Centres Hierarchy is referenced in the LEP E1 Local Centre, E2 Commercial Centre and MU1 Mixed Use Land Use Table objectives, and Part 7 Local Provisions. GA. The retail hierarchy strategy in part reflects the Hill PDA "Wollongong Retail Centre Study dated September 2004", prepared on behalf of Council in addition to the centre hierarchy strategy, contained in the NSW Department of Planning's "Illawarra Regional Strategy 2006-31" document.](#)
3. ~~This chapter of the DCP applies to any retail, office premises, business premises, bulky goods premises, shop top housing or mixed use development proposed on land zoned either: B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Centre, B4 Mixed Business, B5 Business Development, B6 Enterprise Corridor or B7 Business Park, under Wollongong Local Environmental Plan 2009.~~
- 4.3. This chapter of the DCP is to be read in conjunction with [other relevant chapters of the Wollongong DCP 2009 and the Wollongong LEP 2009, Part A \(Introduction and General Requirements\) of the DCP which outlines Council's general requirements for all developments and provides advice on the lodgement requirements for a Development Application and Part E which outlines the general requirements for development city wide.](#)
- 5.4. ~~Additionally, Specific attention is drawn to DCP Part D – Locality Based DCPs/Precinct Plans, of the DCP. The Part includes the Locality based/ Precinct specific planning controls for the certain identified areas/places, which override any controls contained in this chapter of the DCP, in~~ [In the event of any inconsistency between Part D of the DCP and this chapter of the DCP, the provisions of Part D of the DCP shall prevail, to the extent of the inconsistency. Locality Based DCPs/Precinct Plans with Centre specific controls exist for Thirroul Town Centre \(D12\), Wollongong City Centre \(D13\) and West Dapto Urban Release Area \(D16\). Non-residential development occurring in the Former Corrimal Cokeworks is covered in Chapter D19 Former Cokeworks Site. The role of retail and business uses at the Wollongong Innovation Campus is covered in D14 Wollongong Innovation Campus.](#)

2 OBJECTIVES

1. The objectives of this Chapter are to [establish development controls to:](#)
 - (a) [compliment the provisions of the Wollongong LEP relating to Centre development](#)
 - (b) ~~Facilitate retail and business developments in Centres~~ in a manner that is consistent with Wollongong's ~~retail and business C~~centres [hierarchy strategy](#);

Part B – Land Use Based Controls

Chapter B4: Development in Centres and Peripheral Sales Precincts

- (cb) deliver on our community's goals for an innovate and sustainable economy and a healthy community in a liveable city;
- (d) support the success of Centres as vibrant and active places for social and economic activity; ~~Ensure large retail and business development does not detrimentally affect existing or business zones or the range of services offered by existing retail shopping centres in existing business zones;~~
- (ee) Ensure that buildings for retail and business ensure development in Centres are is of a high urban design standard and makes a positive contribution to the amenity, useability and accessibility of the public domain; ~~streetscape and street activity;~~
- (d) Establish building envelope controls for Wollongong's retail and business centres;
- (fe) ensure that development in Centres responds appropriately to the natural, built and cultural context; ~~Provide transitions in built form between retail and business centres and surrounding residential areas;~~
- (gf) Improve linkages and connections within ~~balance the efficient movement of people and goods with supporting the liveability and amenity of places on the road network;~~
- (h) improve the active transport connections to and within Centres. ~~retail and business centres;~~
- (ig) Facilitate the construction of development with efficient environmental performance over its lifecycle; ~~ensure Centres contribute to Council's goal to achieve net zero emissions by 2050;~~
- (j) facilitate a diverse and vibrant night-time economy in the Regional City, Major Regional Centres and Major Town Centres.

Development in all Centres and Peripheral Sales Precincts is to be consistent with this Chapter. (h)
~~Permit bulky goods retailing showrooms at locations that do not detrimentally affect existing or future business zones or the range of services offered by existing retail shopping centres;~~

2. _____

3 DEFINITIONS

Centres are a concentrated area within a city, town or village which is a focus for enterprises, services, shopping, employment and social interaction. They are where people meet, relax, work and often live. Usually well-served by public transport, they range in size and intensity of use from small village Centres to Regional City. A Centre generally has higher intensity uses at its central core with smaller street blocks and a higher density of streets and lots.

High order retail refers to a good or service that people buy only occasionally and tend to be more expensive e.g. furniture, computers and jewellery. High-order services are usually located in larger towns and cities with a large market area - accessible to large numbers of people.

Lower order retail refers to goods that people buy every day. They don't usually cost much money and people would not normally travel far to buy them e.g. groceries

Major retail development means a single shop or retail tenancy with a gross floor area generally greater than 1,000sqm. Major retail generally occupies the largest space of any single tenancy in a centre and is considered the major anchor.

Mini Major retail means a shop of tenancy with a floor area greater than 400sqm. Mini Majors offer a wide range of a particular retail type (eg. electronics, sports equipment, pharmaceuticals or books). Mini Majors can be significant anchors for a centre.

Speciality retail means a non-major retail shop in a centre that specialises in a narrow range of merchandise with an emphasis on product knowledge and customer service. Shops are generally up to 400sqm.

Full-line supermarket means a supermarket with a full range of goods, including packaged groceries, fresh meat, bakery and deli department, fresh fruit and vegetables and frozen foods, that has a gross floor area greater than 2,500sqm. Full-line supermarkets are classified as 'shops' under the Wollongong LEP 2009 definition.

Small supermarket means a supermarket with a reduced range of groceries and food that has a gross floor area less than 2,500sqm. Small supermarkets are classified as 'shops' under the Wollongong LEP 2009 definition.

Discount supermarket means a supermarket that does not have a full range of groceries and food and where the products are sold for less than they are typically sold for at full-line supermarkets. Discount supermarkets are classified as 'shops' under the Wollongong LEP 2009 definition.

Specialised Retail Premises is the land use term for what is often referred to as 'bulky goods retail'. Specialised Retail Premises is a defined term in the Standard Instrument LEP. It refers to a building or place for which the principal purpose is the sale, hire or display of goods that are of a size, weight or quantity that requires: large handling, display or storage areas; or direct vehicle access by the public to load or unload goods into or from their vehicle. Large format retail principally selling food or clothing is not a specialised retail premises. (i) ——— Ensure that buildings for bulky goods premises are of a high urban design standard;

(j) ——— Provide detailed controls for the development of major shopping centres due to the significance of this form of development and the impacts it can potentially generate; and

(k) ——— Ensure that there is adequate car parking, servicing areas and loading /unloading facilities to satisfactorily cater for retail and business development.

~~4~~ **3. RETAIL AND BUSINESS CENTRES HIERARCHY STRATEGY**

Centres vary in size and role depending on their activity mix, scale and location. Wollongong's Centres Hierarchy provides a framework which classifies and ranks Centres based on the needs, proximity and aspirations of our community.

2.14.1 Objectives

The objectives of the ~~retail and business C~~centres hierarchy ~~strategy~~ are to:

- (a) ~~provide a framework which describes the desired characteristics of Centres; Strengthen the hierarchy, role and sustainability of existing and planned retail and business centres within the Wollongong Local Government Area;~~
- (b) ~~Reinforce Wollongong City Centre as the regional city centre for higher order retailing in addition to higher order commercial office, civic / administrative, medical, entertainment, community services for the wider Illawarra Region;~~
- (~~e~~b) ~~Reinforce the role and function of lower order retail and business centres by ensuring the size, function and uses of any proposed retail development within a particular centre is consistent with the retail role and desired characteristics of that centre; as per the retail hierarchy strategy;~~
- (d) ~~Limit the amount of retail or office premise floorspace provided in any proposed retail premises, chop top housing or mixed use development upon residentially zoned land or land zoned B4 Mixed Use, to ensure it provides a support role, rather than a potential competing role to an adjoining or nearby retail and business centre;~~

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- ~~(e) Restrict any 'out of centre' retail development, except where it can be proven that the development will provide an appropriate retail use, whilst not causing any significant adverse affect upon the function, role and viability of any existing or planned retail and business centre within the Wollongong City LGA;~~
- ~~(f) Reinforce the character and identity of local centres in a manner appropriate to their function;~~
- ~~(g) Reinforce the consolidation of bulky goods retailing developments to existing peripheral sales (bulky goods retailing) centres and Kombla Grange only;~~
- ~~(h) Restrict new direct factory outlets to lands zoned either B3 Commercial Core or B6 Enterprise Corridor (bulky goods premises only) under Wollongong Local Environmental Plan 2009;~~
- (c) facilitate the concentration of jobs, shops, businesses, entertainment, community facilities and (where appropriate) residential development within Centres in order to generate maximum community benefit including: competitive, sustainable environments for business; concentrated investment in public transport, high amenity open space and community facilities; and compact neighbourhoods requiring fewer trips by private vehicle;
- (d) provide adequate and appropriate retail development to meet the needs of existing and future workers and residents.
- (~~e~~) Provide greater certainty for investment decision making on retail and other business and commercial developments;
- ~~(j) Provide a variety of employment opportunities readily accessible to the whole community;~~
- ~~(k) To minimise adverse economic impacts on neighbouring centres;~~
 - ~~(l) Encourage accessibility and sustainability as key components of the hierarchy strategy; and~~
 - ~~(m) Encourage mixed use developments and high density residential land uses at appropriate locations which support the role of the centres.~~

2.24.2 Development Controls

1. Development in Centres is to be consistent with the Centres Hierarchy as set out in Figure 1 - Centres Hierarchy⁴ and described in Table 1 - Desired characteristics of Centres⁴
2. Retail and Business development is to be concentrated in Centres and Peripheral Sales Precincts
3. Retail and Business uses in Centres are to be complimented by entertainment uses (where permitted), medium density residential (where permitted), community facilities and public open space
4. Office premises are to be concentrated in the Regional City Centre E2 Commercial Centre Zone to facilitate agglomeration benefits for commercial activity. Office premises outside the Regional City Centre E2 Commercial Centre Zone are to be limited to a scale appropriate to the function and characteristics of the Centre, as described in Table 1 - Desired characteristics of Centres and Peripheral Sales Precincts, to facilitate a diverse range of uses in lower order centres and preserve the Regional City Centre's primary commercial function.
- ~~4.5. Limit the amount of retail or office premise floorspace provided in any proposed retail premises, shop top housing or mixed use development upon residentially zoned land or land zoned B4 Mixed Use, to ensure it provides a support role, rather than a potential competing role to an adjoining or nearby retail and business centre; Shops within MU Mixed use zoned land are to be limited in scale to ensure they provide a support role rather than a competing role with an adjoining or nearby E1 Local Centre and E2 Commercial Centre zones.~~

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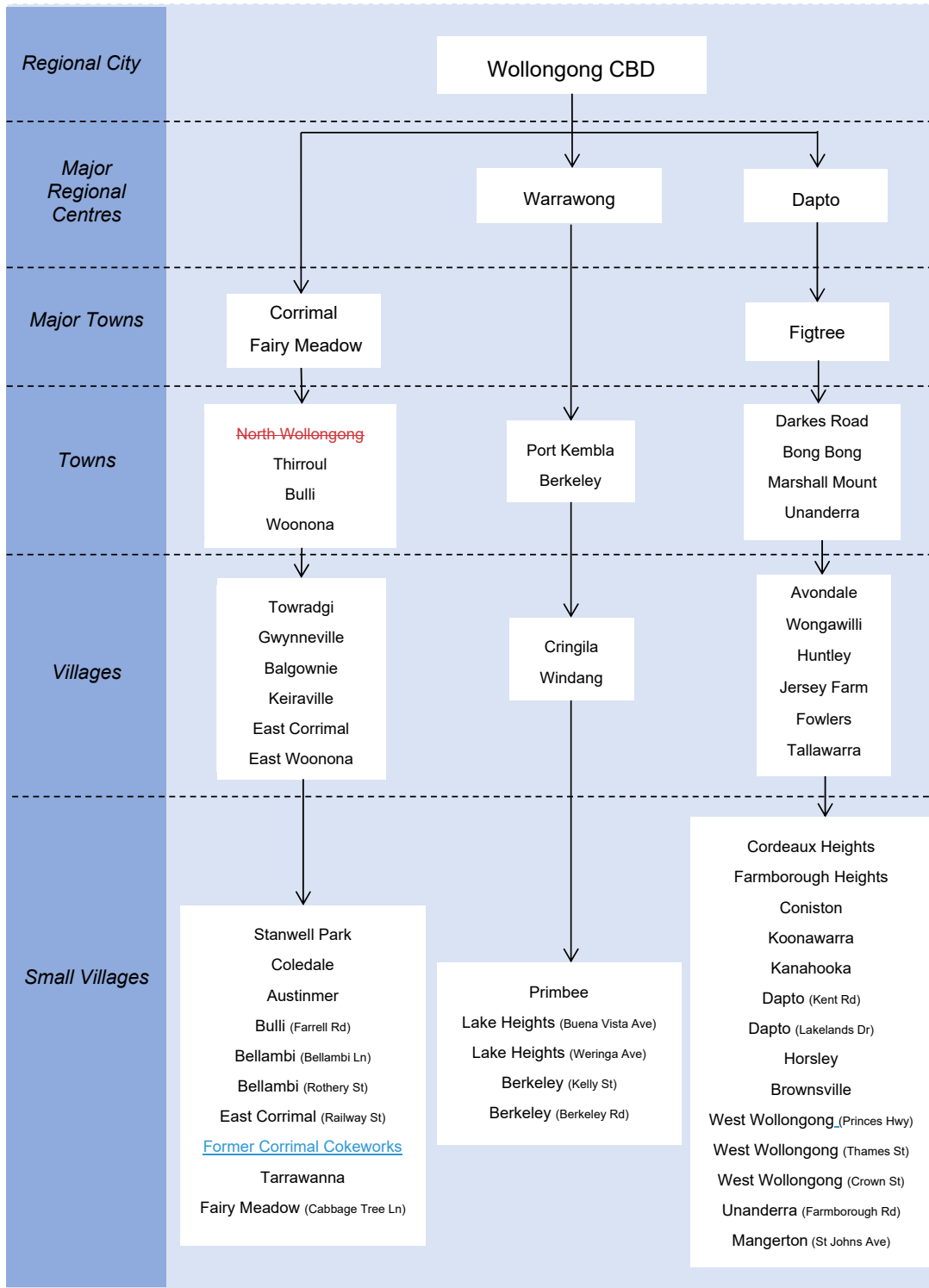
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- ~~2. Restrict any 'out of centre' retail development, except where it can be proven that the development will provide an appropriate retail use, whilst not causing any significant adverse affect upon the function, role and viability of any existing or planned retail and business centre within the Wollongong City LGA;~~
- ~~3-6. Reinforce the consolidation of bulky goods~~ Specialised retail premises are to be consolidated retailing developments to within existing peripheral sales (bulky goods retailing) centres and Kembla Grange only;
- ~~7. Restrict Large format retail stores are to be consolidated in the Regional City, Major Regional Centres and Major Town Centres to facilitate a diverse range of uses in lower order centres and preserve the higher order centres' desired characteristics. new direct factory outlets to lands zoned either B3 Commercial Core or B6 Enterprise Corridor (bulky goods premises only) under Wollongong Local Environmental Plan 2009;~~
8. The ground floor component of any shop top housing development is to be limited to only the land uses nominated in the LEP definition of shop top housing that are permitted in the relevant land use table.

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Figure 1 - Centres Hierarchy



Regional City (Regional Centre) – Wollongong City Centre

- ~~(a) — Approximately 500,000m² of retail, commercial office, civic and entertainment floor space with approximately 110,000m² of retail floor with a range of higher order retail and other business functions;~~
- ~~(b) — Serves a population of over 200,000 people;~~
- ~~(c) — High order government / civic, business, health, education, entertainment, arts and cultural, community functions;~~
- ~~(d) — Located adjacent to major public transport (rail and bus) networks; and~~
- ~~(e) — Generally anchored by department stores, one (1) or two (2) discount department stores, two (2) or more full line supermarkets.~~

2.2.1 Major Regional Centres (Sub-Regional Centres) – Warrawong and Dapto (emerging)

- ~~(a) — 40,000 – 80,000m² of retail floor space with higher order retail and other business functions; and~~
- ~~(b) — Serves a population of up to 100,000 people;~~
- ~~(c) — Generally anchored by at least one (1) discount department store (DDS) and at least one (1) or two (2) full line supermarket(s) with higher order retailing and a range of non-retail services including cinemas, community services, commercial office space and professional / specialist services serving the sub-regional population; and~~
- ~~(d) — Generally located on major public transport networks.~~

2.2.2 Major Town Centres (District Centres) – Corrimal, Figtree, Fairy Meadow (emerging) and Unanderra (emerging)

- ~~(a) — 20,000 – 40,000m² of retail floor space;~~
- ~~(b) — Serves a population of up to 50,000 people;~~
- ~~(c) — Generally anchored by one (1) discount department store, at least one (1) or two (2) medium to full line supermarkets and other specialty retail shops providing for the major weekly shopping and convenience retail needs of the surrounding population of more than one (1) residential suburb as well as a range of non-retail businesses; and~~
- ~~(d) — Close to public transport (rail and / or bus) services.~~

2.2.3 Town Centres (Local Centres)

- ~~(a) — 5,000 – 20,000m² of retail floor space;~~
- ~~(b) — Serves a population of 10,000 – 20,000 people;~~
- ~~(c) — Approximate 800 metre – 1 kilometre catchment radius;~~
- ~~(d) — Generally anchored by a medium to full sized supermarket;~~
- ~~(e) — May include a fruit and vegetable store, bakery, butcher and a limited range of non-retail services including a pharmacy, hairdresser(s), medical services, video / entertainment hire outlet etc; and~~

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~~(f) — Close to public transport (bus) services.~~

2.2.4 Villages (Neighbourhood Centres)

~~(a) — 2,000 – 5,000m² of retail floor space;~~

~~(b) — Approximately 5 – 30 shops;~~

~~(c) — Approximate radius of 600 – 800 metres or a 5 – 10 minute walk between shops and surrounding residential population;~~

~~(d) — Generally served by a small to medium sized supermarket and or mixed business type shop, take away restaurant, bakery, butcher and some limited non retail services including a hairdresser, video / entertainment hire outlet etc; and~~

~~(e) — Serves a population of up to 10,000 people.~~

2.2.5 Small Villages (Local Convenience Centres)

~~(a) — More than 20 small villages (local convenience centres) exist in the Wollongong LGA;~~

~~(b) — 100 – 2,000m² of retail floor space with a catchment area of approximately 700 – 1,000 dwellings with a radius catchment of approximately 400 – 500 metres;~~

~~(c) — Generally includes small supermarket and / or mixed business and possibly a fruit and vegetable store, butcher, bakery etc;~~

~~(d) — Primarily provide for the daily convenience needs of the surrounding residential population for each suburb.~~

2.2.6 Peripheral Sales (Bulky Goods Retailing) Centres

~~(a) — Bulky Goods retailing centres — Kemblawarra & Fairy Meadow / Gwynneville; and~~

~~(b) — Large trade area — majority of the Wollongong Local Government Area and the northern part of the Shellharbour Local Government Area.~~

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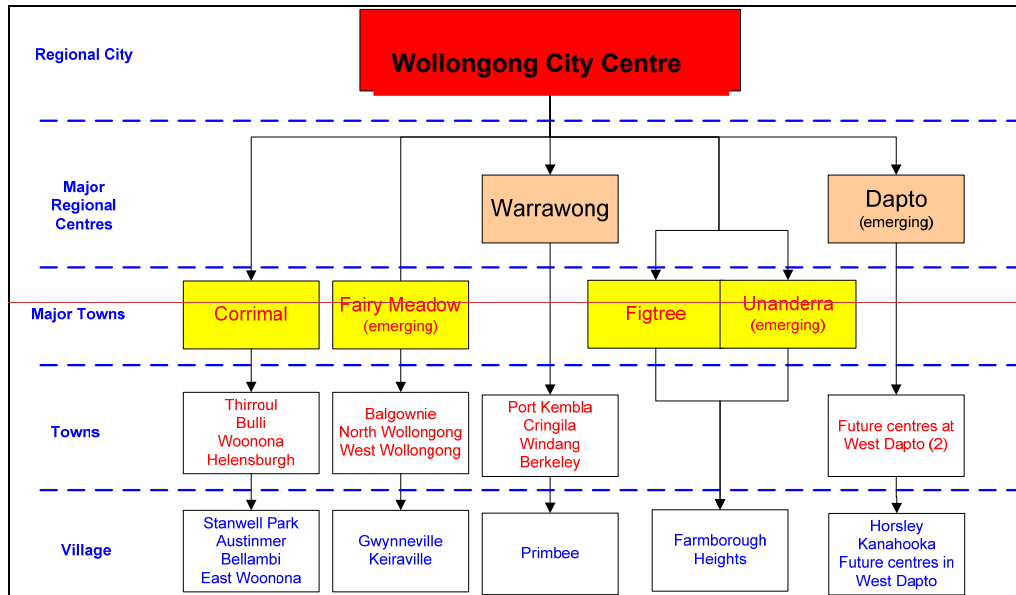


Table 1 - Desired characteristics of Centres and Peripheral Sales Precincts

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Centres	Hierarchy Characteristics
Regional City	
<u>Floorspace</u>	Retail floorspace: 110,000m ² ~500,000m ² total retail, commercial office, civic and entertainment
<u>Population catchment</u>	over 200,000
<u>Function</u>	<p>The Regional City is the highest order centre offering the greatest range of government / civic, business, employment, retail, health, education, entertainment, arts and cultural, and community functions in the LGA. It is the economic focus of the region, delivering high levels of development and amenity, and attracting high levels of public and private investment.</p> <p>The Regional City's range of higher order retail, primary employment role and identity as a destination for community and cultural events means it is the most highly visited and vibrant Centre.</p> <p>The Regional City Centre includes a high and medium density residential population which is subservient to the retail, employment and entertainment role of the City Centre.</p> <p>Public investment in community and cultural facilities, active and public transport and the public domain in the Regional City Centre is high.</p>
<u>Accessibility</u>	On major public transport network with access to frequent transport by train or bus. Highly accessible for logistics. Highest quality active transport connections to and within the Centre.
<u>Retail uses</u>	<p>The Regional City offers full range of retail uses aimed at attracting a region-wide catchment of visitors as well as catering for the demand of a growing residential population.</p> <p>Retail uses include two or more full-line supermarkets, department stores, one or two discount supermarkets, cinemas, markets, specialty shops, fashion, comparison shopping, homewares, convenience shops, fresh food, cafes, restaurants and bars.</p> <p>Retail operation is active 7 days a week. An evening economy of restaurants, bars, live music and theatre venues and selected retail stores creates a vibrant and safe public domain at night.</p>
<u>Business Uses</u>	The Regional City caters for the largest concentration of commercial office space. A full range of professional businesses is present, from small scale start-ups and co-working spaces to A-Grade commercial offices.
<u>Residential Uses</u>	The Regional City caters for high density residential development which supports the retail and business function of the city, without limiting its economic role. This Centre has a key role in providing well serviced and located affordable housing to the community.
<u>Other Uses</u>	The Regional City Centre provides regionally significant art and culture facilities, as well as a range of entertainment facilities in the form of theatres, music venues and cinemas.
Wollongong City Centre	
	The retail core of the city centre is concentrated along Crown St (between the Wollongong Train Station and Corrimal St) and Keira St (between Smith St and Burelli St). Retail uses with high customer interaction should be concentrated within the ground floor of this core area, in order to provide active streets.

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	Commercial office precincts are located along Burelli Street and on Crown St (between Church Street and Corrimal St). Large format commercial office buildings should be concentrated along the southern side of Burelli St where there is a concentration of large sites, excellent proximity to high quality public open space, public transport and the retail core, and limited residential encroachment.
Other DCP references	Chapter D13 of the Wollongong DCP 2009 includes development controls specific to Wollongong City Centre.
Strategic plans	The Wollongong City Centre Urban Design Framework (2020) sets the adopted strategic vision for the City Centre
Major Regional Centres	
Floorspace	40,000-80,000m²
Population catchment	up to 100,000
Function	Major Regional Centres enable access to key social services and district level community facilities. They offer a wide range of high and low order retail goods and services as well as providing a limited amount of commercial office space. Major Regional Centres offer dense residential living in a compact neighbourhood with excellent access to transport. These Centres have a large amount of development capacity, enabling them to attract investment, grow and evolve.
Accessibility	On major public transport network with access to frequent transport by train or bus. Highly accessible for logistics and private vehicles. Active transport connections to and within the Centre.
Retail uses	Offer a nearly full range of goods and services to the local resident community. They can be anchored by supermarket(s), major retail development and speciality stores. Some Major Regional Centres include one or more department stores. Restaurants, cafes and bars contribute to active streets and a vibrant evening economy. In Major Regional Centres, retail and entertainment uses are often concentrated in enclosed or semi-enclosed plazas or malls which offer an alternative shopping experience to the high street. In order to ensure a successful and viable Centre, the enclosed and street facing retail venues must be integrated and facilitate pedestrian movement and on street activity.
Business Uses	A wide range of businesses servicing the district population. Limited commercial office space.
Residential Uses	The Major Regional Centre caters for medium density residential development which supports the retail and business function of the centre and contributes to greater housing choice for the district population. These Centres have a key role in providing well serviced and located affordable housing to the community.
Other Uses	The Major Regional Centre provides district scale community facilities and services. District level open spaces are often within or in close proximity to the Centre. Large entertainment facilities such as cinemas are also often located in these Centres.
Warrawong, Dapto	
Strategic Plans	Warrawong Town Centre Masterplan (2015) Dapto Town Centre Masterplan (2017)
Major Town Centre	
Floorspace	20,000-40,000m²
Population catchment	Up to 50,000

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<i>Function</i>	<u>Providing for the major weekly shopping and convenience retail needs of the surrounding population (generally more than 1 suburb) as well as a large range of specialty retail shops and services. Large community facilities and public recreation provision. Restaurants, cafes and bars contribute to active streets and a vibrant evening economy.</u>
<i>Accessibility</i>	<u>On major public transport network with access to frequent transport by train or bus. Highly accessible for logistics and private vehicles. Active transport connections to and within the Centre.</u>
<i>Retail uses</i>	<u>Major Town Centres provide a range of retail, business, entertainment and community uses that serve the needs of people who live or work in the surrounding suburbs. Major Town Centres are generally anchored by at least one (1) or two (2) medium to full line supermarkets and other specialty retail shops. Some Major Town Centres include a department store.</u> <u>Major towns operate daytime and limited evening hours. Restaurants, cafes and bars contribute to active streets and an evening economy appropriate for the surrounding neighbourhood.</u>
<i>Business Uses</i>	<u>Services including banks, community services, customer facing professional offices, gyms and medical services. Limited large format commercial office space.</u>
<i>Residential Uses</i>	<u>The Major Town Centre caters for medium density residential development which supports the retail and business function of the centre and contributes to greater housing choice for the local population. These Centres have a role in providing well serviced and located affordable housing to the community.</u>
<i>Other Uses</i>	<u>The Major Town Centre provides local scale community facilities and services, as well as local scale public open space.</u>
Figtree, Corrimal, Fairy Meadow	
<i>Strategic Plans</i>	<u>Figtree Town Centre Study (2013)</u> <u>Corrimal Town Centre Plan (2015)</u>
Town Centres	
<i>Floorspace</i>	<u>Retail floorspace: 5,000 – 20,000m²</u>
<i>Population catchment</i>	<u>Population catchment:</u> <u>10,000-20,000 (800 metre - 1 km catchment radius)</u>
<i>Function</i>	<u>Town Centres provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.</u> <u>The range of retail activities offered in town centres provides for the weekly and daily convenience needs of the surrounding residential community may include supermarkets, butcher shops, fruit and vegetable grocery stores, bakeries, newsagent etc.</u> <u>Town centres operate daytime and limited evening hours to ensure compatibility with surrounding residential environment and amenity. Restaurants, cafes and bars contribute to active streets and an evening economy appropriate for the surrounding neighbourhood.</u> <u>New town Centres* are master planned through the Neighbourhood Plan process.</u>
<i>Accessibility</i>	<u>On public transport network with access to transport by train or bus. Accessible for logistics and private vehicles. Active transport connections to and within the Centre.</u>

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<u>Retail uses</u>	Generally anchored by a medium to full sized supermarket; May include a fruit and vegetable store, bakery, butcher and a range of services including a pharmacy, hairdressers, postal services, gyms etc.
<u>Business Uses</u>	Services including banks, community services, customer facing professional offices and medical services. Limited large format commercial office space.
<u>Residential Uses</u>	Limited scope for medium density residential development in the form of shop top housing, within the building envelope controls for the Centre.
<u>Other Uses</u>	The Town Centre provides local scale public open space. Some well located Town Centres include local scale community facilities.
Thirroul, Bulli, Woonona, Helensburgh, Port Kembla, Berkeley, Darkes Rd*, Bong Bong*, Marshall Mount*, Unanderra	
<u>Other DCP references</u>	DCP Chapter D12 – Thirroul DCP Chapter D16 – West Dapto Urban Release Area
<u>Strategic Plans</u>	Helensburgh Town Centre Plan and Streetscape Masterplan (2020) Port Kembla 2505 Revitalisation Plan (2018) West Dapto Vision 2018 (Darkes Rd, Bong Bong, Marshall Mount) Unanderra Town Centre Masterplan (2013)
Village Centres	
<u>Floorspace</u>	2,000 - 5,000m² (~5- 30 shops)
<u>Population catchment</u>	up to 10,000 (~ catchment radius of 600 – 800m)
<u>Function</u>	Village Centres provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. Village Centres are designed and built to operate in a manner that facilitates a high level of pedestrian accessibility and social connection. They function as walkable neighbourhoods and play a particularly important role for those residents in the community who do not have ready access to car transport or public transport to higher order centres. Village centres operate daytime and early evening hours to ensure compatibility with surrounding residential environment and amenity. New Village Centres* are master planned through the Neighbourhood Plan process.
<u>Accessibility</u>	On public transport network with access to transport by train or bus. Accessible for logistics and private vehicles. Active transport connections to and within the Centre. Slow through traffic and walkable catchment (5-10 minutes). Pedestrians are prioritised.
<u>Retail uses</u>	Village Centres are served by a small to medium sized neighbourhood supermarket and or mixed business type shop, fruit and vegetable retailers, newsagents, restaurant, bakery, butcher and some limited services for example hairdresser. Individual tenancies are small scale with a smaller floor area than their Town Centre counterparts. Food and Drink Premises with drive through facilities are not permitted in Village Centres (Wollongong LEP)
<u>Business Uses</u>	Retail provision is prioritised in Village Centres, therefore Business uses are limited.

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<i>Residential Uses</i>	Village Centres have lower height limits, restricting upper story residential development to traditional shop-top housing, with a small number of apartments above a retail or business tenancy. These apartments provide passive surveillance within the Centre, and offer housing diversity and relative affordability in the context of the surrounding neighbourhood.
<i>Other Uses</i>	The Village Centre provides local scale public open space in the form of small landscaped plazas or similar.
Towradgi, Gwynneville, Balgownie, Keiraville, East Corrimal, East Woonona, Cringilla, Windang, Avondale*, Wongawilli*, Huntley*, Jersey Farm*, Fowlers*, Tallawarra*	
<i>Other DCP references</i>	DCP Chapter D16 – West Dapto Urban Release Area
<i>Strategic Plans</i>	West Dapto Vision 2018 (Avondale, Wongawilli, Huntley, Jersey Farm, Fowlers)
Small Village Centres	
<i>Floorspace</i>	100 – 2,000m²
<i>Population catchment</i>	700 – 1,000 dwellings (catchment radius of ~ 400 – 500m)
<i>Function</i>	Primarily provide for the daily convenience needs of the surrounding residential population
<i>Accessibility</i>	These Centres help to create 800m walkable catchments. Active transport connections to and within the Centre. Walkable catchment promotes walking and pedestrian prioritisation.
<i>Retail uses</i>	Generally, includes small neighbourhood supermarket and / or mixed businesses for example a fruit and vegetable store, butcher, bakery, and / or café or restaurant. Small Village Centres operate daytime and early evening hours to ensure compatibility with surrounding residential environment and amenity. Food and Drink Premises with drive through facilities are not permitted in Village Centres (Wollongong LEP)
<i>Business Uses</i>	Retail provision is prioritised in Small Village Centres, therefore Business uses are limited.
<i>Residential Uses</i>	Village Centres have lower height limits, restricting upper story residential development to traditional shop-top housing, with a small number of apartments above a retail or business tenancy. These apartments provide passive surveillance within the Centre, and offer housing diversity and relative affordability in the context of the surrounding neighbourhood.
<i>Other uses</i>	The Small Village Centre provides local scale public open space in the form of small landscaped plazas or similar.
Stanwell Park, Coledale, Austinmer, Bulli (Farrell Rd), Bellambi (Bellambi Ln), Bellambi (Rothery St), Corrimal (Railway St), Former Corrimal Cokeworks, Tarrawanna, Fairy Meadow (Cabbage Tree Ln), Primbee, Lake Heights (Buena Vista Ave), Lake Heights (Weringa Ave), Berkeley (Kelly St), Berkeley (Imperial Dr), Cordeaux Heights, Farmborough Heights, Coniston, Koonawarra, Kanahooka, Dapto (Kent Rd), Dapto (Lakelands Dr), Horsley, Brownsville, West Wollongong	
Peripheral Sales Precincts	
<i>Population catchment</i>	Peripheral Sales Precincts may have a large or more local trade area, with catchment size depending on the area of zoned land and the focus of uses. Major Centres can service an LGA wide catchment. Smaller Centres service a local population, providing urban services such as car mechanics, landscaping and hardware supplies.

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<p><u>Function</u></p>	<p><u>Peripheral Sales Precincts occur on land zoned E3 Productivity Support. These areas provide a range of facilities and services, light industries, warehouses and offices, as well as large format retail in the form of specialised retail premises. Peripheral Sales Precincts are to be compatible and not compete with land uses in surrounding Centres. These Precincts provide for land uses that meet the needs of the community, business and industry but are not suited to locations in other employment zones.</u></p>
<p><u>Accessibility</u></p>	<p><u>Well suited to locations with convenient vehicular access, including highway locations and on the periphery of centres, and car based centres and shopping malls with access to major transport corridors. Areas where population growth and household formation is strong are well suited locations for these Precincts.</u></p>
<p><u>Retail uses</u></p>	<p><u>Primarily includes hardware stores, household goods stores, furniture stores and car dealerships. The most successful precincts are anchored by a large tenant who provide strong visitation that flows onto surrounding businesses.</u></p>
<p><u>Residential Uses</u></p>	<p><u>Residential Uses are permitted in peripheral sales centres in the form of shop-top housing. This use is limited however due to height and FSR in these areas being constrained in most peripheral sales centres. Residential uses are subservient to other uses in these precincts, and land use conflicts must be carefully managed.</u></p>
<p><u>Woodrow Place Figtree, ^Flinders Street Wollongong, Keira Street Wollongong, Kembla Street Wollongong, ^Northcliffe Drive, Kembla Grange, ^King Street Kemblawarra /Warrawong, ^Mt Ousley Road Fairy Meadow, Princes Highway Corrimal, Princes Highway Helensburgh, Princes Highway Russell Vale, Military Road, Port Kembla, ^Yallah (planned), Princes Highway, Dapto, Princes Highway Unanderra</u> <u>^major peripheral sales precincts</u></p>	

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Figure 1: Retail and Business Centre Hierarchy in Wollongong Local Government Area

2.3 Regional City – Wollongong City Centre

1. Wollongong City Centre is the regional retail and business centre for the Illawarra Region. The Wollongong City Centre represents the principal concentration of retail activity in the Illawarra Region and also provides the focus for a wide range of local, state and Commonwealth government related activity as well as commercial office, banking, civic, entertainment, community and arts functions.
2. The business heart of the Wollongong City Centre is generally concentrated along the corridor formed by Crown Street in the area extending from Corrimal Street which lies on the eastern periphery and the railway line to the west.
3. The retail core of the city centre is contained within the area bounded by Keira Street to the west and Kembla Street to the east, which includes Wollongong Central shopping centre, David Jones department store and the Wollongong City mall retail precinct.
4. The Wollongong City Centre is the regional retail city centre for the Illawarra Region and has a trade area which extends across the entire Wollongong Local Government Area and includes substantial parts of Shellharbour and Kiama Local Government Areas. The centre serves a population greater than 200,000 people. The primary trade area generally extends north to North Wollongong, Fairy Meadow and west to West Wollongong, Mangerton, Balgownie, Keiraville, Figtree and Coniston and Wollongong City Centre itself.
5. Any retail activity is required to be consolidated and contained within the retail core of the Wollongong City Centre concentrated along Crown Street and Burelli Street between Keira Street and Kembla Street.
6. Additionally, business or commercial office development should be located within the corridor formed by Crown Street between Corrimal Street to the east and the railway line to the west.
7. The retail and commercial activity of the city centre should remain contained along Crown Street (i.e. bounded to the north by Market Street and to the south by Burelli Street).

2.4 Major Regional Centres (Sub-Regional Centres) – Warrawong & Dapto

1. A Major Regional Centre is one which has major retail, development, commercial offices and community facilities and is situated on highly accessible transport routes. A Major Regional Centre will accommodate major shopping facilities, including at least one (1) Department Store, discount department stores, one or more full line supermarket, cinemas, a wide range of specialty shops and services, branches of major banks and building societies, as well as community facilities such as libraries, baby health care centres etc.
2. These centres comprise in the order of 40,000 – 80,000m² of retail floor space and generally serve residential populations in the order of up to 100,000 people.
3. These centres typically include a discount department store, one or more supermarkets and a range of other shops, mainly with a focus on lower order specialty merchandise and retail services.

4. ~~These centres also provide a range of non-retail activities including cinemas, commercial offices, medical centres, civic / government departments and community services serving the sub-region population.~~
5. ~~The major regional centres in Wollongong Local Government Area (LGA) are Warrawong and Dapto regional centres.~~
6. ~~The primary retail trade area of Warrawong regional centre extends north to the southern periphery of the Wollongong City Centre, east to Port Kembla and Kemblawarra, south to Lake Illawarra and Windang and west to include the suburbs of Berkeley, Lake Heights and Warrawong.~~
7. ~~The wider secondary and tertiary trade areas currently include Kembla Grange, Horsley and Dapto.~~
8. ~~The trade area of Dapto currently extends north to Brownsville, east to the Southern Freeway, south to Yallah and west to Horsley. The Dapto regional centre will be the major regional centre for the south western part of the city as the West Dapto Release Area takes place. The primary trade area will include the areas of Dapto, West Dapto, Horsley, Brownsville, Kanahooka, Keonawarra and Yallah.~~
9. ~~The wider secondary and tertiary trade areas for the Dapto regional centre may overlap with the Warrawong regional centre, particularly with respect to areas such as Kembla Grange, Berkeley and Lake Heights.~~

2.5 Major Town Centres (District Centres) – Figtree, Corrimal, Fairy Meadow & Unanderra

1. ~~The major town centres (district centres) in Wollongong LGA are Figtree, Corrimal, Fairy Meadow and Unanderra. These centres are generally characterised by at least 1–2 full line supermarkets plus a large range of specialty retail shops and non-retail services including banks, community services, professional offices and medical services.~~
2. ~~Any new retail development should be contained within the existing retail core areas of each major town centre, in order to strengthen the vibrancy and viability of the retail core of each centre.~~

2.6 Town Centres

1. ~~Town centres generally have a primary focus on the provision of weekly and daily convenience goods and services but also provide a limited range of non-retail professional and personal services. These centres are generally anchored by a medium scale to full line supermarket.~~
2. ~~Any new retail development within a town centre shall be limited to retailing activities and services which provide for the weekly and daily convenience needs of the surrounding residential community.~~
3. ~~The range of retail activities which may provide for the weekly and daily convenience needs of the surrounding residential community may include supermarkets, butcher shops, fruit and vegetable grocery stores, bakeries, newsagent etc.~~
4. ~~Each town centre should seek to provide a range of healthy food shops with a reduced reliance on less healthy prepared or fast food outlets, wherever possible.~~
5. ~~Additionally, each town centre should provide a range of non-retail services such as dry cleaning and Australia Post etc to cater for the weekly convenience needs of the surrounding residential community.~~

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~~6. Documentary evidence will be required as part of the Development Application which proves the proposed retail development will provide for the weekly and daily convenience needs of the surrounding residential catchment.~~

2.7 Village Centres

~~1. There are in excess of 20 village centres within the Wollongong Local Government Area. These centres generally have a total retail area in the range of 100m² up to 2,000m² and typically comprise a small supermarket or mini-mart retail grocery store or a small cluster of retail shops and individual stores which often rely on a relatively small local catchment (i.e. approximately 700 – 1,000 dwellings). The range of retail shops in such centres includes take-away shops, hairdressers, newsagents and small convenience stores / retail grocery shops. In some localities, the role of the village centre (local convenience centre) is undertaken by a 24-hour convenience store attached to a service station.~~

~~2. Village (local convenience) centres include Stanwell Park, Coledale, Austinmer, East Woonona, Bellambi, East Corrimal, Towradgi, Tarrawanna, Gwynneville, Keiraville, Cordeaux Heights, Farmborough Heights, Brownsville, Koonawarra, Kanahooka, Horsley, Lake Heights, Berkeley (Nolan Street), Coniston, Cringila and Primbee.~~

~~3. These centres play an important role particularly for those residents in the community who do not have ready access to car transport or public transport to higher order centres and in the case of convenience stores attached to service stations, provide retail facilities for late-hour (emergency) convenience goods needs. These centres also provide for the walk-in daily shopping requirements of the surrounding catchment.~~

~~4. Any new retail development within any of the village centre shall be limited to retailing activities and services which provide for the daily convenience needs of the surrounding residential community, especially healthy food and grocery retailing. This may include small supermarkets / retail grocery stores, butcher shops, fruit and vegetable retailers, bakeries, newsagents, hairdressing salons, dry cleaning shops etc.~~

~~5. Accordingly, documentary evidence will be required as part of the Development Application which proves that any new retail development within a village centre will principally provide daily convenience goods and services to the surrounding residential catchment.~~

~~6. In some cases where established retail centres have lost or are losing their retail role (i.e. reflected by on-going retail shop vacancies), Council encourages mixed-use development in place of the redundant retail floorspace to encourage additional residential population within the centre, which may help to improve the vibrancy of the centre.~~

35 ECONOMIC IMPACT ASSESSMENT – RETAIL HIERARCHY

3.15.1 Development Controls

1. An economic impact assessment report will be required to be undertaken as part of a Development Application for any retail development involving a gross floor area of 3,500 square metres or more and / or where any out of ~~business~~ centre location is proposed for a retail or bulky goods retailing development. The economic impact assessment report shall be prepared by a suitably qualified and experienced retail planning consultant or land economist.
2. The economic impact assessment report shall specifically address the following matters / issues:-

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- (a) Detailed review of the proposed retail development, including details of the proposed range of goods and the proposed retail and warehousing floor space dedicated for each component within the proposed development;
- (b) Full details of the existing supply of retail floorspace serving the catchment, particularly in respect to the specific type of retail floorspace as proposed in the development;
- (c) Details of any other existing or planned retail developments within the catchment or other parts of the city which may have an effect on the viability of the proposed retail development;
- (d) ~~Full outline of the main features of the existing retail centre hierarchy which serve the catchment and~~ indicate where the proposed retail development will fit within ~~this the~~ Centres Hierarchy;
- (e) Documentary evidence as to the extent to which the existing supply of retail floorspace will satisfactorily meet the existing ~~and/or~~ foreseeable demand levels for the medium term (i.e. 5 – 10 years);
- (f) Documentary evidence as to whether there are any gaps within the existing and planned ~~retail C~~centres of the city as per the ~~retail Centres H~~ierarchy ~~in~~ which the proposal will attempt to address;
- (g) Full outline of any alternative sites within the city for the specific type of retailing proposed and demonstrate why the proposed site is the preferred site for the proposed retail development;
- (h) Provision of a retail feasibility assessment of the proposed retail development and demonstration as to why there is a demand for the proposed new development or expanded retail floorspace provision;
- (i) Full details of the current catchment population and the forecasted population level and the likely retail spending growth rate throughout the medium term (i.e. 5 – 10 years). This review should also include analysis of existing and future population forecasts and likely future expenditures for the locality and the wider retail catchment;
- (j) Full details as to the where the proposed retail development will draw trade from, including whether the proposal is likely to draw trade from another existing or planned ~~retail C~~entre catchment;
- (k) Evidence as to whether the proposed new retail provision in an existing ~~retail~~-centre is likely to result in an expansion in the size of the catchment served by that centre;
- (l) Detailed estimates of existing escape expenditure from the catchment and evidence as to how the proposed retail development will attempt to address this issue;
- (m) Details of escape expenditure spending that is likely to be retained by the proposed new or expanded retail facilities;
- (n) Full economic impact assessment upon any existing and approved retail facilities within the catchment or other ~~retail C~~entres in the city, if the proposed new retail development or expansion of the existing retail facility is ultimately supported, including whether any existing or planned retail facilities within the immediate catchment or wider catchment may be adversely affected by the proposal;
- (o) Assessment of the proposal's relationship with the Wollongong LGA ~~retail Centres~~ hierarchy ~~strategy~~, including planned or newly developing retail centres in the city;

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- (p) Assessment as to the proposal's likely direct and indirect impacts upon existing and planned ~~retail~~ Centres in the Wollongong LGA taking into the account the existing and planned floor space for existing and planned ~~retail~~ Centres in the Wollongong LGA.;
 - (q) Documentary evidence as to the likely overall impact of the proposed retail development, especially with respect to the retention of escape expenditure which would otherwise be spent within other parts of the Illawarra Region or the Greater Sydney Metropolitan Region;
 - (r) Details as to the likely employment impact of the proposed new retail development or the proposed expanded retail facilities, including temporary employment opportunities during the construction phase and permanent employment opportunities for the operational phase of the development as well as the potential loss of employment from retail facilities or Centres which are likely to be adversely affected by the proposal;
 - (s) Assessment as to whether the proposal will provide a net community benefit, taking into account the potential adverse impact of the proposed retail development upon existing retail facilities or centres and whether the potential loss of goods will be off-set and made good by the proposed development. This assessment should also quantify potential employment generation from the development and likely employment losses from other existing retail facilities or Centres; and
 - (t) The economic impact assessment should also specifically address the suitability of the development with respect to relevant case law and especially the principles and tests applied in *Kentucky Fried Chicken Proprietary Limited v Gantidis and Anor* [1979] HCA 20 (1977-78) 140 CLR 675 and *Fabcot Pty Ltd v Hawkesbury City Council* (1997) 93 LGERA 373. This assessment is critical in determining whether existing retail shopping facilities will be put in jeopardy as a result of the proposal and whether there will be any 'net resultant community detriment' from the development.
3. The economic impact assessment report shall also review the proposal's relationship with relevant environmental planning instruments and NSW State Government policies relating to retail or bulky goods developments, including but not necessarily limited to the following:
- (a) Wollongong Local Environmental Plan 2009;
 - (b) Illawarra-~~Shoalhaven~~ Regional ~~Strategy Plan 2006—2031~~2041;
 - (c) Any relevant State Environmental Planning Policy;
 - (d) Any relevant State Code; and
 - (e) ~~Draft Retail Policy for the Greater Sydney Metropolitan Region~~ Wollongong Retail and Business Centres Strategy 2023.
4. The economic impact assessment report should take into account all relevant background retail study reports undertaken or commissioned by Wollongong City Council, ~~including but not limited to the Wollongong Retail Centre Study September 2004 by HillPDA.~~

Note: It is recommended that the appointed consultant contact Council's ~~City Development Assessment team~~ Planning Division at an early stage in the preparation of the economic impact assessment report, in order to ascertain what background reports should be considered in the report.

46 PLANNING REQUIREMENTS FOR DEVELOPMENT IN THE REGIONAL CITY AND MAJOR REGIONAL CENTRES

4.16.1 Wollongong City Centre

1. The specific planning requirements for development upon any land within the Wollongong City Centre are contained in Part D (Locality Based/ Precinct Plan) of this DCP.

4.26.2 Warrawong Major ~~Sub~~-Regional Centre

1. The Warrawong ~~retail and business~~ Major Regional centre is centred on King Street between Cowper Street to the north and Northcliffe Drive to the south.

4.2.16.2.1 General

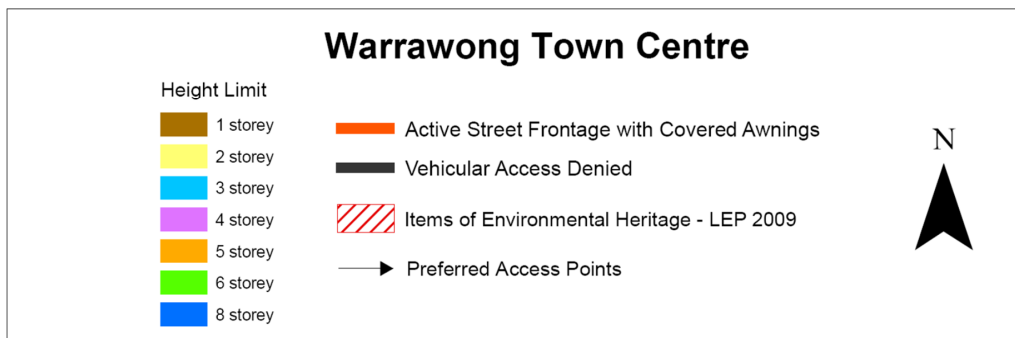
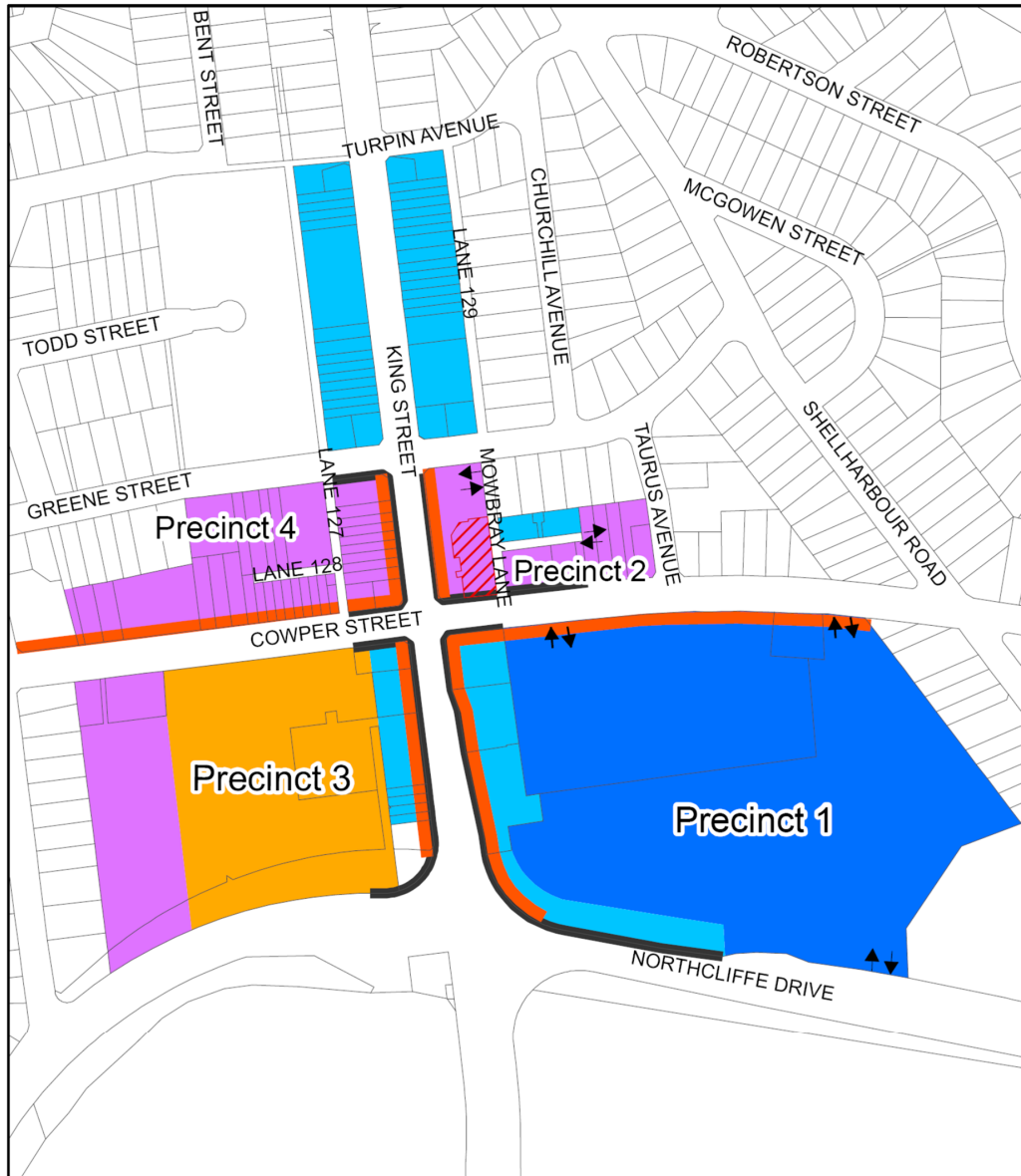
1. Any new retail development should be consolidated and contained within the existing Warrawong ~~retail~~ centre.
2. Any new development within the Warrawong major regional centre should contribute toward improved physical cohesion, accessibility and environmental amenity. ~~are recommended within the Warrawong sub-regional centre.~~
3. Greater synergies are ~~recommended to be forged~~ between the Warrawong ~~major sub-~~ regional centre, the Kemblawarra peripheral ~~sales centre (bulky goods retailing) precinct~~ and the future planned Griffins Bay special tourism precinct.

4.2.26.2.2 Precinct 1

1. This precinct contains the ~~Westfield Warrawong~~ Shopping ~~town~~ shopping centre which is generally bounded by King Street, Cowper Street, Northcliffe Drive and residential properties to the east.

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~~Maximum Floor Space Ratio (FSR) and Maximum Building Height~~

~~2. Maximum FSR – 2.5:1~~

3. Maximum Height (Max. Number of Storeys) - 8 Storeys

Front Building Setback to Primary Road (Cowper Street)

4. For any major alteration and addition to the existing shopping centre, a zero setback is permitted to the primary road frontage (Cowper Street) for the first four (4) storeys where the ground floor level of the building provides an active street frontage and the first, second and third floor levels are provided with a decorative facade treatment, in order to provide visual interest to the building. For any level above the fourth storey, a 5 metre building line setback shall be provided, off the Cowper Street front property boundary.

Secondary Road Setback (King Street)

5. A zero building line setback is permitted along the King Street frontage for the first four (4) storeys in the building where an active street frontage is provided at ground level and an appropriate decorative facade treatment is provided to the first, second and third floor levels of the building. A minimum 5 metre building setback will be required for the upper levels of the building, above the fourth storey of the building.

Secondary Road Setback (Northcliffe Drive)

6. A zero building line setback is permitted along the King Street frontage for the first four (4) storeys in the building where an active street frontage is provided and an appropriate decorative facade treatment is provided for the first, second and third levels of the building. A minimum 5 metre building setback will be required for the upper levels of the building, above the fourth storey of the building.

Side and Rear Setbacks

7. A minimum 10 metre side building line setback is required for the first three (3) levels of the building (ie ground floor, first floor and second floor), off the eastern and south-eastern side property boundaries. A minimum 20 metre side building line setback is required for the upper levels of the (ie above the second storey of the building), off the eastern and south-eastern side property boundaries.

Car Parking and Access

8. The main car parking areas should be serviced by appropriate access arrangements to / from Cowper Street and Northcliffe Drive only.
9. The existing at-grade car parking area in the front building line setback area to King Street shall be restricted to left in / left out movements only and primarily designed to provide car parking for persons with a disability and persons with strollers.

~~4.2.36.2.3~~ Precinct 2

1. This precinct is bounded by Cowper Street, Mowbray Lane, Laneway (#130), Taurus Avenue, Montgomery Avenue and King Street, Warrawong.

~~Maximum Floor Space Ratio (FSR) and Maximum Building Height~~

~~2. Maximum FSR – 1.5:1~~

3. Maximum Height (Max. Number of Storeys) - 4 storeys

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Front Building Setback

4. A zero lot line setback will be permitted to street boundary frontages for the first three (3) storeys of any building.
5. For any level above three (3) storeys, a 5 metre front building line setback will be required.

Car Parking and Access

6. The car parking areas to any site within this precinct shall be serviced by direct vehicular access to / from rear lanes only.
7. The provision of direct vehicular access into and from the car parking area via Cowper Street will not be supported, except where there is no alternate access arrangement and only where traffic impact analysis proves that the proposed access arrangement to / from Cowper Street will maintain satisfactory traffic flow movements and will not pose any unacceptable vehicular conflicts and vehicular / pedestrian conflicts.

4.2.46.2.4 Precinct 3

1. This precinct is bounded by Cowper Street, King Street, Northcliffe Drive and abuts First Avenue South residential properties, Warrawaong.

~~Maximum Floor Space Ratio (FSR) and Maximum Building Height~~

~~2. Maximum FSR 1.5:1~~

3. Maximum Height (Max. Number of Storeys) - 5 storeys (except for a Maximum 4 storey height limit for the western side of the site abutting the First Avenue residential properties)

Front Building Setback to Primary Road (Cowper Street)

4. A zero lot line setback will be permitted for the first three (3) storeys of any building, off the Cowper Street property boundary on the basis that an active street frontage is provided at ground level. For any level above three (3) storeys, a 5 metre front building line setback, off the Cowper Street property boundary will be required.

Secondary Road Building Line Setback (King Street)

5. A zero building line setback is permitted for the first three (3) storeys of any building, off the King Street property boundary on the basis that an active street frontage is provided at ground level.
6. For any level above three (3) storeys, a 5 metre front building line setback, off the King Street property boundary will be required.

Rear Setback

7. A minimum 10m building line setback shall be provided to the residential properties to the west of the precinct (fronting First Avenue South).

Car Parking and Access

8. The car parking areas between the existing the sites (~~i.e. Bunnings, JB Hi-fi, McDonalds and Liquorland~~) shall remain physically linked to provide satisfactory vehicular access arrangements between the sites. The co-ordinated access arrangements between these sites shall be achieved by the creation of reciprocal rights of carriageway over the sites, pursuant to section 88B of the *Conveyancing Act 1919*.

9. The car parking areas for the sites should gain direct vehicular access to / from Northcliffe Drive and Cowper Street only.

4.2-56.2.5 Precinct 4

1. This precinct is bounded by Cowper Street, King Street, Greene Street and First Avenue South.

Maximum Floor Space Ratio (FSR) & Maximum Building Height

~~2. Maximum FSR 1.5:1~~

3. Maximum Height (Max. Number of Storeys) - 4 Storeys

Building Setback to Streets

4. A zero lot line setback will be permitted for the first three (3) storeys of any building, off the Cowper Street property boundary. For any level above three (3) storeys, a 5 metre front building line setback, off the Cowper Street property boundary will be required.

Car Parking and Vehicular Access

5. The car parking areas between the sites shall remain physically linked to provide satisfactory vehicular access arrangements between the sites. NOTE: parking concessions are available to encourage the linking of surface car parks between adjoining sites – Refer to Access, Parking and Servicing Chapter of Part E of the DCP.
6. The provision of a co-ordinated access arrangement between the sites shall be achieved by the creation of reciprocal rights of carriageway over the sites, pursuant to section 88B of the *Conveyancing Act 1919*.
7. Sites that have legal rights of access to Lane 127 or Lane 128 must use these laneways for access to car parking areas. Direct vehicular access to King Street will be prohibited, at all times.

4.2-66.2.6 Precinct 5

1. This precinct is situated on either side of King Street and is bounded by Turpin Avenue to the north and Montgomery Avenue and Greene Street to the south. This precinct is separated from residential properties by Lane 129 (east) and Lane 127 (west) which run parallel with King Street in a north-south direction.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~2. Maximum FSR 1.5:1~~

3. Maximum Height (Max. Number of Storeys) - 3 Storeys

Front Building Setback to Streets

4. A zero building line setback is permitted to King Street, Turpin Avenue, Greene Street and Montgomery Avenue.

Laneway Setback

5. A 3 metre minimum setback is required for any building, off the rear laneways which must be fully landscaped.

Vehicular Access

6. Car parking areas on the eastern side of King Street shall be restricted to gain direct vehicular access to / from the rear laneway (Lane 129) only. Direct vehicular access to / from King Street is prohibited, at all times. Existing driveway crossovers are to be removed with any redevelopment.

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7. For sites on the western side of King Street existing access arrangements are not desirable due to adverse impacts on King Street. A change is required to remove existing driveway crossovers along the King Street frontage with access provided from the rear laneway (Lane 127) instead. In order for this to occur the rear laneway will need to be constructed. As sites are redeveloped access arrangements will be required to change and construction of the laneway will be required when a redevelopment is of such a scale as to be commensurate with the laneway construction. The cost of laneway construction must be fully met by the developer. For minor development, such as a change of use, Council may decide that construction of the laneway is not warranted. In these instances the linkage of car parking areas on adjacent sites will be required in order that access points along King Street may be removed. A concession of two car parking spaces will be permitted for any linkage and removal of a driveway crossover.

4.36.3 Dapto Major Regional Centre

1. The precinct planning controls for the Dapto Regional Centre will be covered ~~by the West Dapto Release Area Locality based Development Control Plan contained in Part D of this DCP (currently under preparation)~~ in a future update to the DCP.

57 PLANNING REQUIREMENTS FOR DEVELOPMENT IN THE MAJOR TOWN CENTRES

5.17.1 Corrimal Major Town Centre

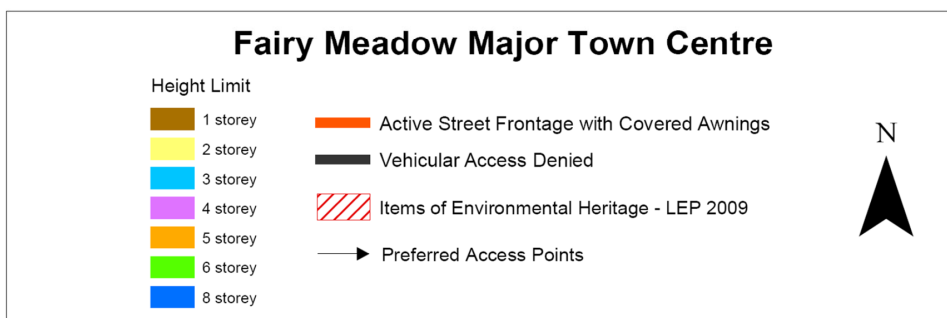
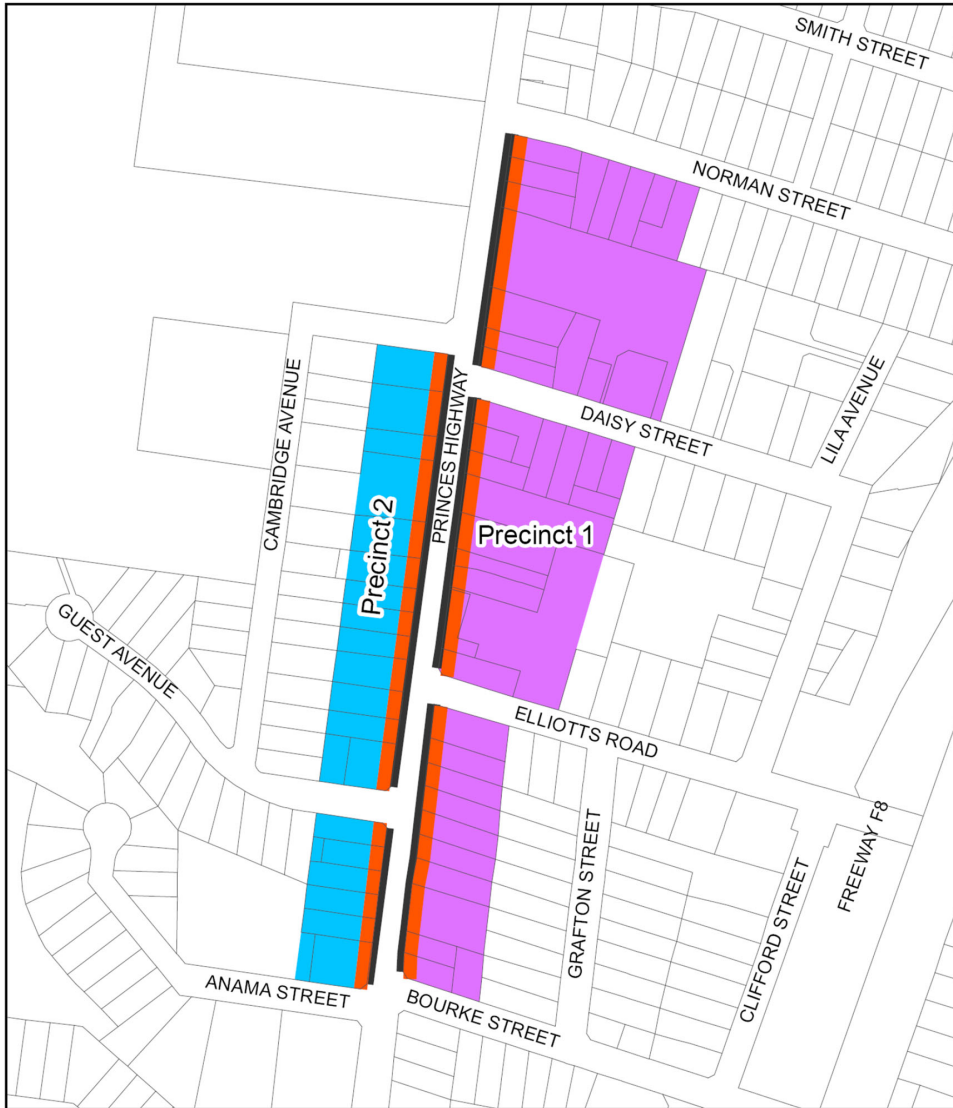
1. The precinct planning controls for the Corrimal retail and business centre will be ~~the subject to the separate revitalisation study for the centre, currently in progress~~ covered in a future update to the DCP.

5.27.2 Fairy Meadow Major Town Centre

5.2.17.2.1 General

1. The Fairy Meadow ~~retail and business~~ Major Town centre is concentrated on the Princes Highway between Cambridge Avenue / Daisy Street to the north and Guest Avenue to the south.
2. Any new retail development shall be contained and consolidated within the confines of the existing Fairy Meadow retail and business centre.
3. Special emphasis should be directed towards the consolidation and the development of a more cohesive built form.

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5.2.27.2.2 Precinct 1

1. This precinct contains three (3) separate blocks on the eastern side of the Princes Highway and is bounded by the Princes Highway, Norman Street, Daisy Street, Elliots Road, Grafton Street and Bourke Street.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~2. Maximum FSR 1.5:1~~

3. Maximum Building Height (Max. Number of Storeys) - 4 Storeys

Front Building Setback

4. The first two (2) storeys of any building shall be built to the front boundary with the third and fourth levels setback 5 metres from front boundary.

Side and Rear Setbacks

5. Any new building within this precinct may incorporate a zero side setback. A minimum 6 metre setback is required from the rear property boundary, where a site abuts a residential property.

Car Parking and Access

6. A voluntary planning agreement may be negotiated with Council towards the payment of monetary contributions for the provision of car parking spaces within a multi-deck car parking facility, in lieu of on-site parking.
7. Car parking areas shall be provided with access arrangements to / from a secondary road such as Elliots Roads, Bourke Street or other secondary road. Direct vehicular access to / from the Princes Highway is prohibited, except where a site has no alternate available access.

5.2.37.2.3 Precinct 2

1. This precinct is bounded by the Princes Highway, Cambridge Avenue and Anama Street.

Maximum Floor Space Ratio (FSR) & Maximum Building Height

~~2. Maximum FSR 1.5:1~~

3. Maximum Building Height (Max. Number of Storeys) - 4 Storeys

Front Building Setback

4. The first two (2) storeys of any building shall be built to the front boundary with the third and fourth levels setback 5 metres from front boundary.

Side and Rear Setbacks

5. Any new building within this precinct may incorporate a zero side setback. A minimum 6 metre setback is required from the rear property boundary, where a site abuts a residential property.

Car Parking and Access

6. A voluntary planning agreement may be negotiated with Council towards the payment of monetary contributions for the provision of car parking spaces within a multi-deck car parking facility, in lieu of on-site parking.
7. Any car parking associated with any building in this precinct should be provided at the rear of the site via a right of carriageway off either Cambridge Avenue or Guest Avenue, wherever possible.

Direct vehicular access to / from the Princes Highway will generally not be permitted, except where a site has no alternate available access.

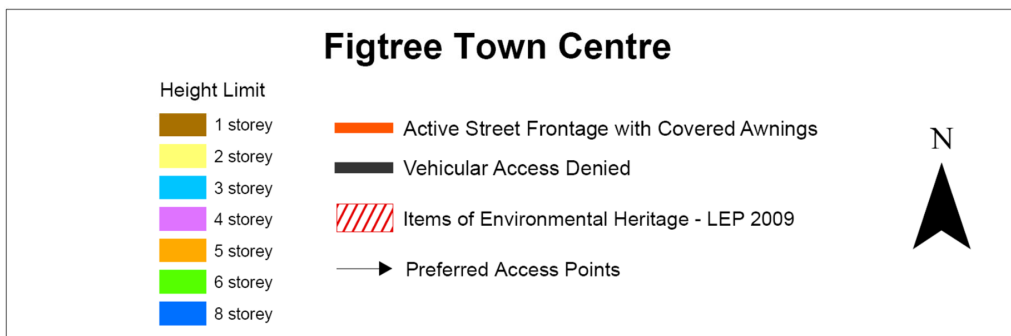
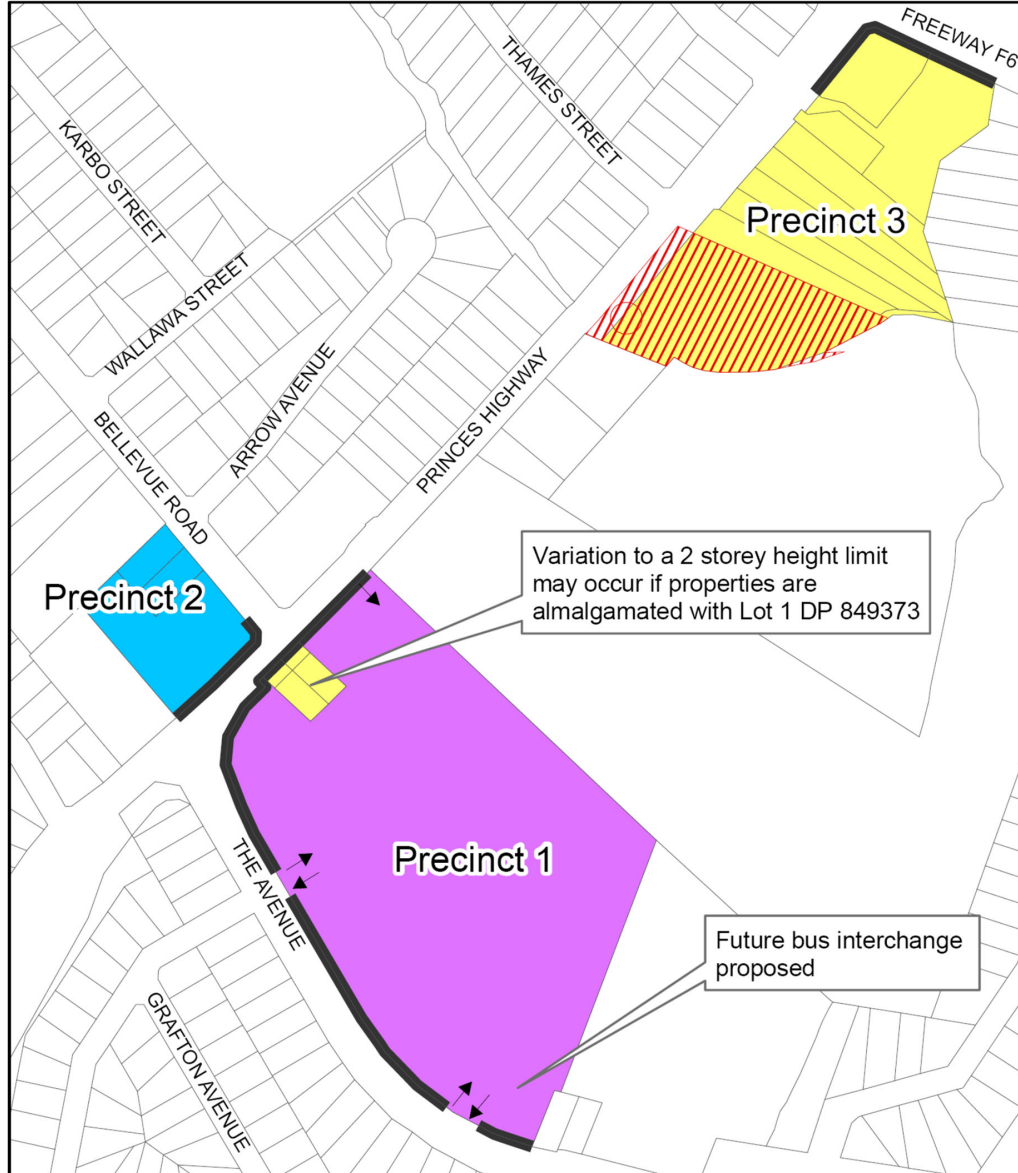
5.37.3 Figtree Major Town Centre

5.3.17.3.1 General

1. The Figtree ~~retail and business~~ Major Town centre ~~is a major town centre (district centre) which includes the a Westfield Figtree Shopping town~~ centre on the north-eastern corner of the Princes Highway (Precinct 1) and The Avenue and a small row of traditional strip shops and a McDonalds fast food restaurant along the Princes Highway and Bellevue Road intersection (Precinct 2). The Figtree centre also includes Precinct 3 which comprises a range of drive food and drink retailing and restaurants and specialised retail premises. ~~Hungry Jacks restaurant, Subway & Pizza takeaway restaurants and a pet and pet food warehouse as well as a large liquor store outlet.~~

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5.3-27.3.2 Precinct 1 – Westfield Figtree Shoppingtown Centre

1. This precinct is located on the north-east corner of Princes Highway and The Avenue and is comprised of ~~Westfield-Figtree Shoppingtown~~ Centre and two smaller allotments which front the highway.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~2. Maximum FSR 1.5:1~~

3. Maximum Building Height (Maximum Number of Storeys) -
 - (a) 4 Storeys for the Figtree Shopping Centre site
 - (b) 2 Storeys for the two existing small allotments fronting the Princes Highway
4. A 4 storey building height limit may apply to the two small existing allotments fronting the Princes Highway (i.e. Lot1, DP 38524 and Lot 2, DP 515091) where these lots are amalgamated with the ~~Westfield-Figtree~~ shopping centre site known as Lot 1, DP 849373, 130 The Avenue, Figtree.

Front Building Setback Requirement

5. A zero front building line setback is permitted along both the Princes Highway and The Avenue frontages where an active street frontage is provided at ground floor level and decorative façade treatment is provided for the upper levels of the building, above the ground floor level.
6. A continuous awning should be provided on the front façade of the building along the full length of both Princes Highway and The Avenue frontages of the building. The awning should have a minimum soffit height of 3.3 metres and be setback at least 600mm from the kerb on each road frontage.
7. Any proposed above ground car parking structure shall be designed behind the active street frontages to the Princes Highway and The Avenue. The carpark must provide a satisfactory pedestrian linkage between the active street frontages and the remainder of the shopping centre.
8. The horizontal form of the front facades of the centre should also be broken up vertically, in order to strengthen the visual interest to the development.

Minimum Side & Rear Setback Requirements

9. A zero building line setback is permitted, off the eastern and northern side property boundaries.

Vehicular Access and Servicing Arrangements

10. The main car parking areas should be primarily serviced by appropriate access arrangements to / from The Avenue only.
11. The existing truck loading dock facilities at the north-eastern corner of the building should be retained in order to avoid any relocation to more sensitive parts of the site.

5.3-37.3.3 Precinct 2 – Figtree Neighbourhood Centre

1. This precinct is located on the south-western corner of the Princes Highway and Bellevue Road.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~2. Maximum FSR 0.75:1~~

3. Maximum Building Height (Max. Number of Storeys) - 3 storeys

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Front Building Setback Requirement (Princes Highway & Bellevue Road)

4. For the property known as Lot 116, DP 719657, a zero lot line setback will be permitted for the first two (2) storeys of any building, off the Princes Highway while the 3rd storey must be setback by 5 metres. A zero lot line setback will be permitted for all storeys of a building to the Bellevue Road property boundary.
5. In respect to the properties known as Lots 1 & 2, DP 38848, Bellevue Road, a 10 metre minimum front setback is required.

Side and Rear Setbacks

6. A zero side setback is permitted for any new building.

Vehicular Access and Car Parking

7. The existing car parking area for the property known as Lot 116, DP 719657 shall be retained for any redevelopment of the lot with direct vehicular access restricted to / from Bellevue Road only. Direct vehicular access to Princes Highway will be prohibited, at all times.
8. The existing front car parking areas for the properties at Lots 1 & 2, DP 38848, Bellevue Road shall be retained.

~~5.3.47.3.4 Precinct 3 – London Drive/Princes Highway Convenience Shopping Area~~

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR – 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Front Building Setback

3. A 10 metre minimum setback is required from the Princes Highway front property boundary.

Side and Rear Setbacks

4. A minimum 5 metre side setback is required for any building off the northern (side) boundary of the site, adjoining the freeway exit to the Princes Highway.
5. A minimum 6 metre setback is required from the rear property boundary.

Car Parking and Access

6. The car parking areas shall be provided with access arrangements to / from the Princes Highway via the existing traffic signalisation at the intersection of Princes Highway, London Drive and the site. Direct vehicular access to / from the F6 freeway is prohibited, at all times.

~~5.4 Unanderra Major Town Centre~~

~~5.4.1 General~~

- ~~1. The Unanderra retail and business centre is predominantly located along the Princes Highway between its intersection with Nudjia Road to the north and Victoria Street to the south.~~

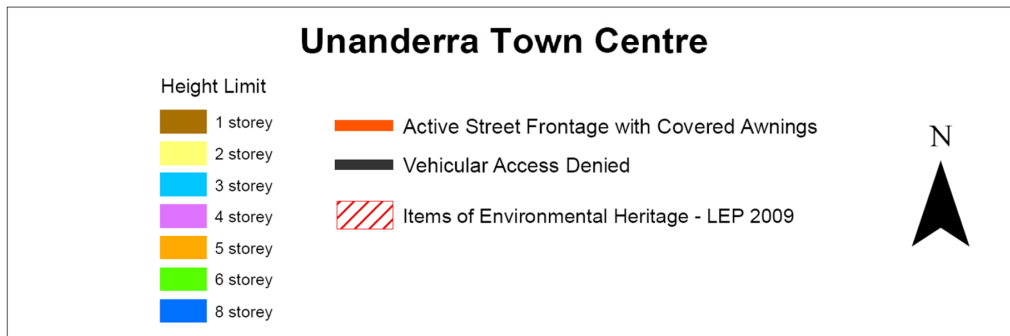
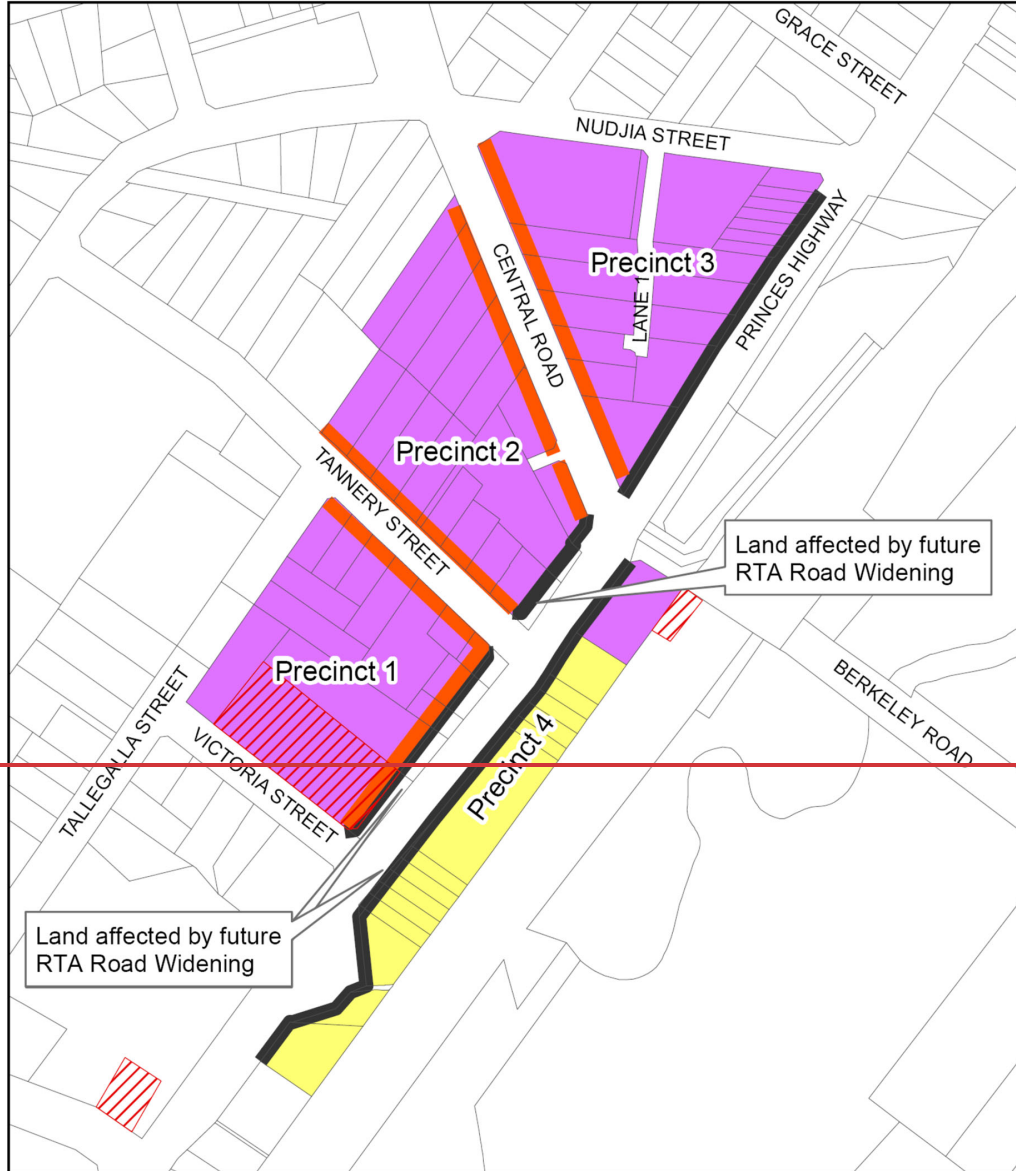
Part B – Land Use Based Controls

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- ~~2. Unanderra retail centre primarily provides for the weekly and daily convenience needs of the surrounding residential community to the west of the centre as well as the employment population of the Unanderra industrial precinct.~~
- ~~3. Any new retail development within the Unanderra retail centre shall be contained within the existing retail and business precinct. Additionally, any new retail development should be designed to improve the identity of the centre through a cohesive built form and facilitate consolidation of car parking areas and cross block linkages wherever possible.~~

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5.4.2 Precinct 1

- ~~1. This precinct is bounded by the Princes Highway, Tannery Street, Tallegalla Street and Victoria Street and includes the existing Woolworths supermarket, Woolworths liquor store in the historic former public school building, a fruit market and retail shops along the Princes Highway and Tannery Street corner. The precinct also contains a single storey retail building on the south-eastern corner of the Tannery Street and Tallegalla Street intersection and a single storey building on the western side of the site. A large at-grade Council car parking area is situated in the centre of the precinct and has access points on Tannery Street, Tallegalla Street and Victoria Street (via the Woolworths car parking area).~~

Maximum Floor Space Ratio (FSR) and Maximum Building Height

- ~~2. Maximum FSR – 1.5:1~~
- ~~3. Maximum Building Height (Max. Number of Storeys) – 4 storeys~~

Front Building Setback to Primary Road (Princes Highway)

- ~~4. The first two (2) storeys of any building shall be built to the front boundary with the third and fourth levels setback 5 metres from front boundary.~~
- ~~5. However, any new building proposed upon the properties known as Lot 1, DP 34533, Lots 201 & 202, DP 239051, Princes Highway shall not encroach upon the portion of the land earmarked for future road widening by the NSW Roads & Traffic Authority.~~

Secondary Road Setbacks

- ~~6. Any new building within this precinct shall incorporate a 2 metre minimum side setback off the Victoria Street frontage.~~
- ~~7. A zero building line setback is permitted for the Tannery Street and Tallegalla Street frontages.~~

Car Parking and Access

- ~~8. The existing Council car park is within the central part of this precinct. The access points to / from the car park shall be via Tannery Street (ingress and egress), Victoria Street (ingress and egress) and Tallegalla Street (egress only).~~
- ~~9. A voluntary planning agreement may be negotiated with Council towards the payment of monetary contributions for the provision of car parking spaces within a multi-deck car parking facility, in lieu of on-site parking.~~
- ~~10. Direct vehicular access to / from the Princes Highway is prohibited, at all times.~~

5.4.3 Precinct 2

- ~~1. This precinct is bounded by the Princes Highway, Central Road and Tannery Street. It also includes a small portion of land on the eastern side of the highway adjacent to Undanderra Railway Station. This precinct is characterised by a number of 2 storey retail and commercial office buildings.~~

Maximum Floor Space Ratio (FSR) and Maximum Building Height

- ~~2. Maximum FSR – 1.5:1~~
- ~~3. Maximum Building Height (Max. Number of Storeys) – 4 storeys~~

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Front Building Setback to Streets

- ~~4. The first two (2) storeys of any building shall be built to the front boundary with the third and fourth levels setback 5 metres from front boundary.~~

Side and Rear Setbacks

- ~~5. Any building within this precinct shall incorporate a zero side setback.~~
- ~~6. A minimum 6 metre rear building line setback is required.~~

Car Parking and Access

- ~~7. The car parking shall be provided at the rear of each site with access via either Tannery Street or Central Road only. Direct vehicular access to / from the Princes Highway will be prohibited where alternative access is available.~~
- ~~8. Consolidation and linkages between on-site car parking areas is encouraged. To facilitate this, a car parking concession of 2 spaces is available where a link is made between sites. The provision of legal access arrangement between the sites shall be achieved by the creation of reciprocal rights of carriageway over the sites, pursuant to section 88B of the Conveyancing Act 1919.~~
- ~~9. In regard to the portion of the precinct located on the eastern side of the highway a voluntary planning agreement may be negotiated with Council towards the payment of a monetary contribution for the funding of a multi-tiered car parking facility upon the existing at-grade Council carpark in Precinct 1 of the Unanderra retail and business centre. Alternatively, car parking shall be provided at the rear of buildings with access via a shared rear laneway accessed via the Princes Highway or adjacent railway land to the north.~~

5.4.4 Precinct 3

- ~~1. This precinct is bounded by Princes Highway, Central Road, Nudjia Street and a laneway (Lane number 139). This precinct currently includes a fast food restaurant, a number of retail shops, commercial offices, an opportunity shop and the Unanderra Hotel. The precinct is also characterised by a laneway which runs north-south from Nudjia Street and provides rear lane access to the retail shops and commercial offices and Unanderra Hotel at 27-33 Central Road, Unanderra.~~

Maximum Floor Space Ratio (FSR) and Maximum Building Height

- ~~2. Maximum FSR 1.5:1~~
- ~~3. Maximum Building Height (Max. Number of Storeys) 4 storeys~~

Front Building Setback

- ~~4. The first two (2) storeys of any building shall be built to the front boundary with the third and fourth levels setback 5 metres from front boundary to Central Road.~~
- ~~5. A 6 metre minimum front building line setback is required for any new building, off the Princes Highway frontage (exclusive of any land required for future RTA road widening purposes).~~

Side and Rear Setbacks

- ~~6. Any building within this precinct shall incorporate a zero side setback.~~
- ~~7. A minimum 3 metre rear setback is required off the rear laneway (Lane 139).~~

Car Parking and Access

- ~~8. Car parking areas shall be provided at the rear of each site with access via the rear laneway (Lane 439).~~

68 PLANNING REQUIREMENTS FOR DEVELOPMENT IN THE TOWN CENTRES

6.48.1 Helensburgh Town Centre

6.1.48.1.1 General

1. The retail precinct of Helensburgh is concentrated at the intersection of Walker and Parkes Street. The retail precinct includes a ~~Bi-Lo~~ supermarket and a range of specialty retail shops ~~with a total retail floor area of approximately 7,100m².~~
2. The trade area of Helensburgh is primarily confined to the township of Helensburgh and the villages of Otford, Stanwell Tops, Stanwell Park, Coalcliff and Clifton.
3. The Helensburgh neighbourhood centre should continue to perform a role of providing for the daily and weekly convenience needs of residents in the locality. Any new retail development shall be limited to within the existing ~~retail and business~~ precincts.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

- ~~4. Maximum FSR – 1.5:1~~
5. Maximum Building Height (Max. Number of Storeys) - 3 Storeys

Front Building Setback

6. The first two (2) storeys of any building shall be built to the front boundary with the upper levels setback 5 metres from front property boundary.
7. A continuous cantilevered awning shall be provided for any new building fronting either Parkes Street or Walker Street.

Side and Rear Setbacks

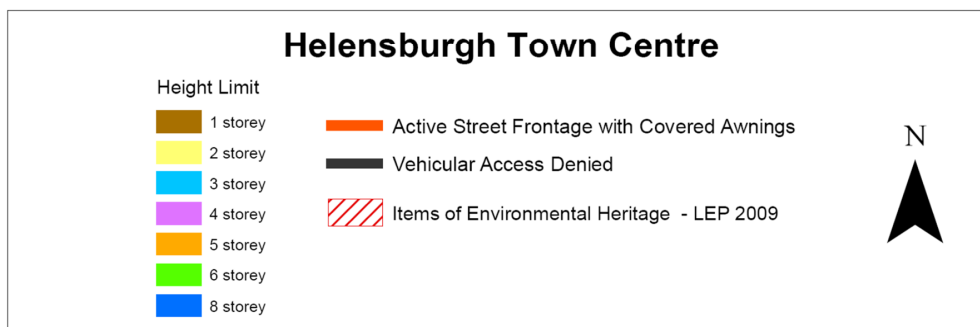
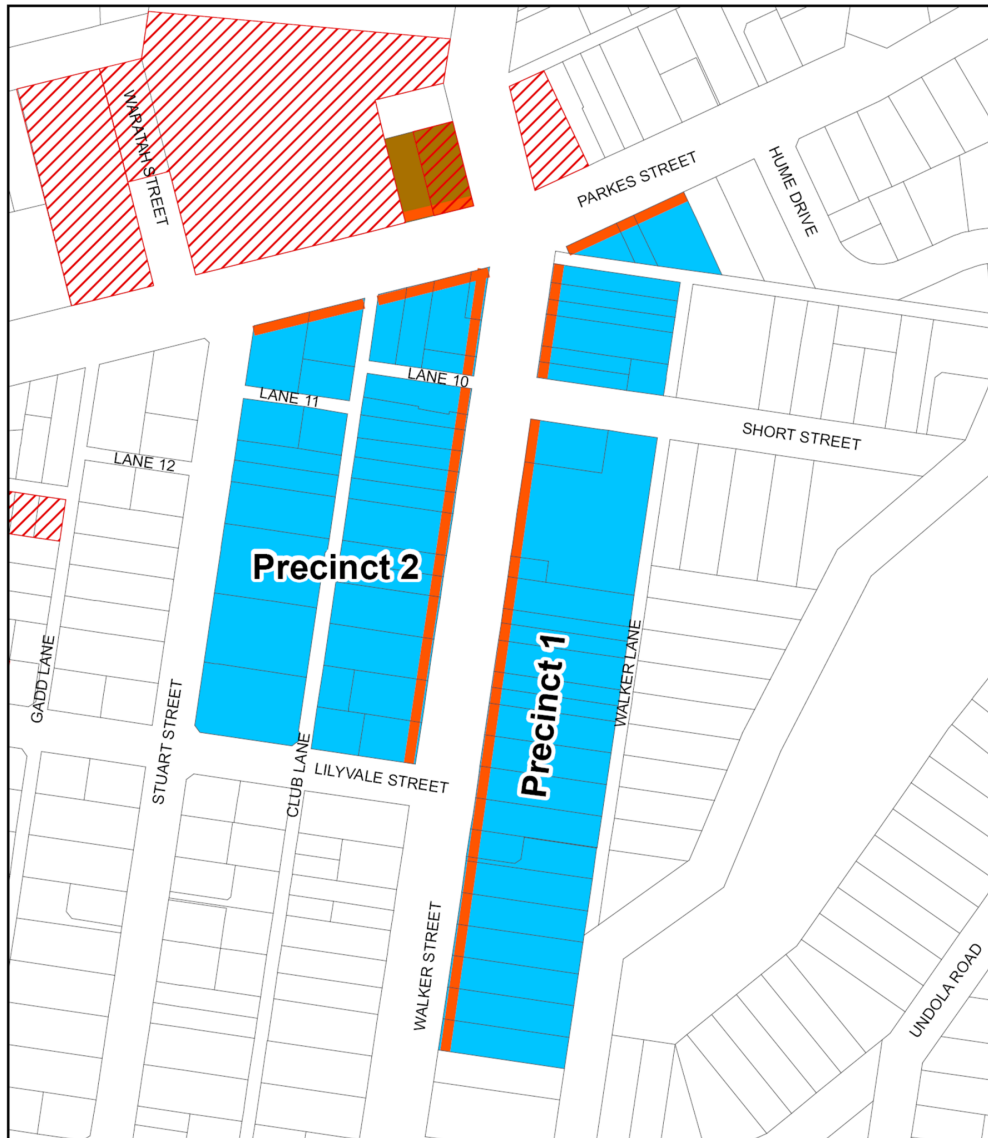
8. Any building within this precinct shall incorporate a zero side setback.
9. A minimum 6 metre rear building line setback is required

Car Parking and Access

10. Vehicular access to rear car parking areas for buildings located on the eastern side of Walker Street shall be via a shared laneway, off Short Street.
11. Vehicular access to rear car parking areas for buildings located on the western side of Walker Street shall be via the rear laneway (i.e. Club Lane). Direct vehicular access to / from Walker Street is prohibited, at all times.

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6.28.2 Thirroul Town Centre

6.2.18.2.1 General

1. The Thirroul retail / business centre is concentrated on the Princes Highway and is approximately 1 kilometre north of the Princes Highway and Lawrence Hargrave Drive intersection. Thirroul retail centre comprises a traditional strip of retail activity extending along Lawrence Hargrave Drive with a small enclosed shopping centre (Thirroul Village Plaza) which includes a 1,240m² supermarket and approximately 19 specialty retail shops.
2. Any new retail or business development shall be contained within the existing ~~retail and business centre of Thirroul.~~
3. Any new retail or non-retail development should be designed to provide improved physical cohesion, accessibility, environmental amenity and town centre identity.

6.2.28.2.2 Site Specific Planning Controls

1. The site specific planning controls for Thirroul Town Centre are contained in the Thirroul Locality based DCP / Precinct Plan in Part D of this DCP.

6.38.3 Bulli Town Centre

6.3.18.3.1 General

1. Bulli retail centre is situated on the Princes Highway approximately 1 kilometre south of the Princes Highway and Lawrence Hargrave Drive intersection. The Bulli centre is a traditional retail strip centre which is concentrated along the Princes Highway between the Bulli Railway Station to the north and the intersection of the Princes Highway and Park Road to the south.
2. Any new retail development should be confined to within the existing retail precinct. ~~A supermarket may be warranted, where it can be demonstrated that the catchment area for the supermarket is primarily limited to the surrounding residential community of Bulli and the supermarket will not pose any adverse effect upon the viability of any adjoining existing neighbourhood centre.~~
3. ~~Most~~ A large portion of the Bulli Town Centre is contained within a Heritage Conservation Area identified in Wollongong Local Environmental Plan 2009. Accordingly, the heritage provisions of the LEP and in this DCP are also relevant to development within the town centre.

6.3.28.3.2 Precinct 1

1. This precinct is bounded by the Princes Highway, Park Road, Railway Street and Station Street. The precinct is contained within the Bulli Heritage Conservation Area.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~2. Maximum FSR 0.75:1~~

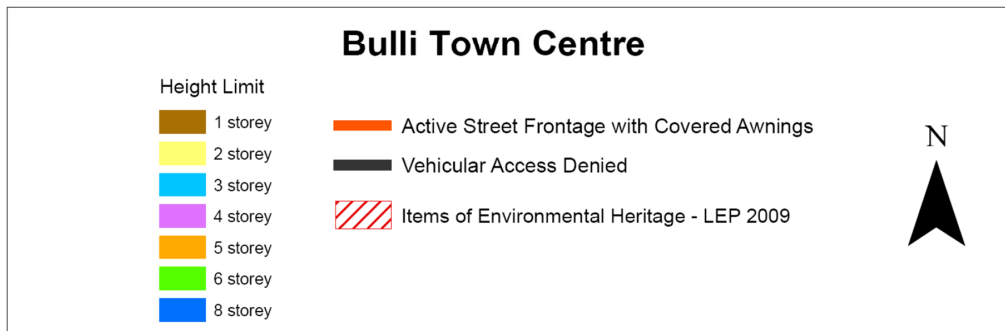
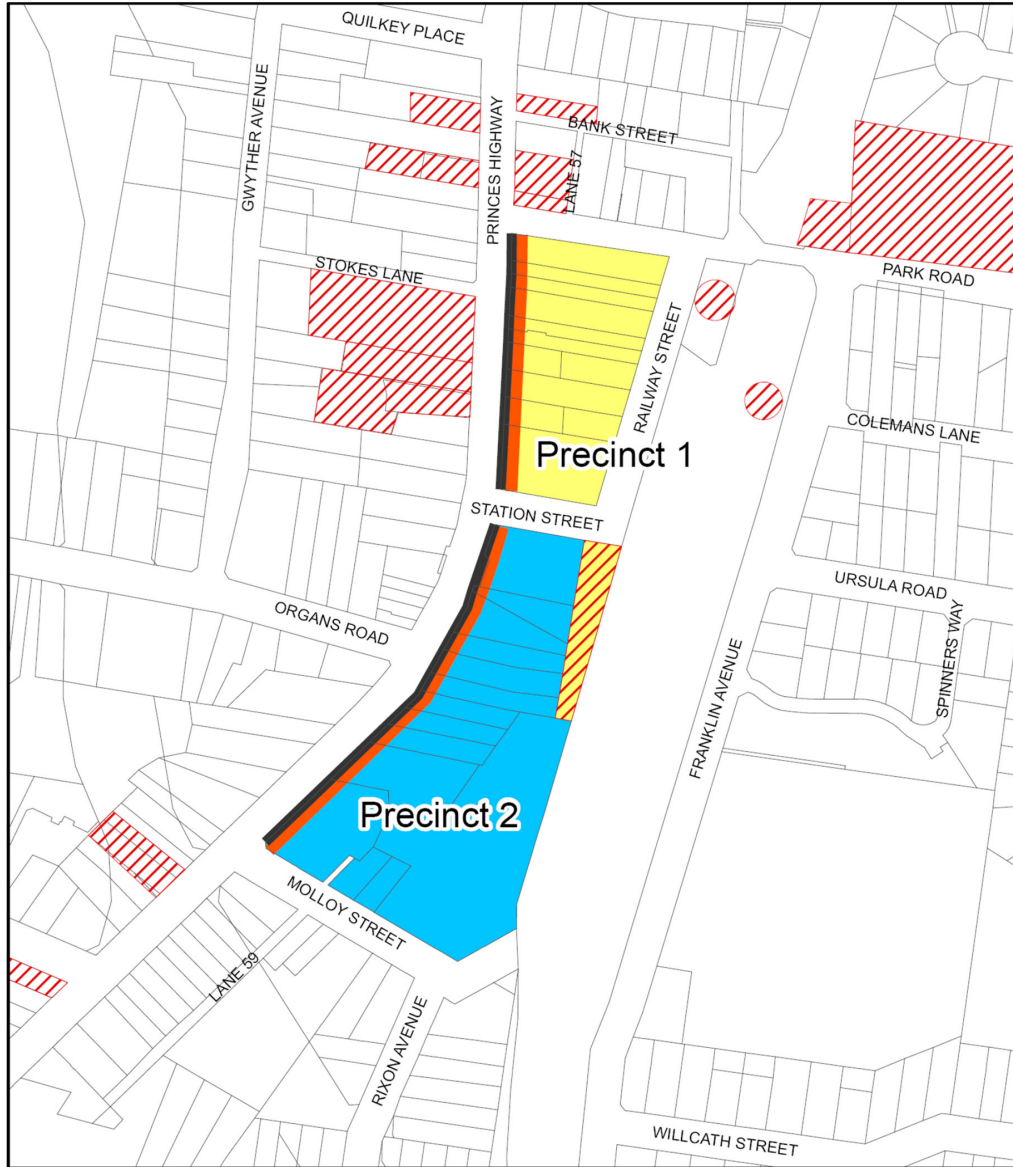
3. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Front Building Setback

4. Any building shall be built to the front boundary. A continuous cantilevered awning shall be provided for any new building.

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Side and Rear Setbacks

5. A zero side setback may be permitted for any building within this precinct.
6. A minimum 6 metre rear building line setback is required

Car Parking & Access

7. Vehicular access to rear car parking areas shall be via the rear off Railway Street. Direct vehicular access to / from the Princes Highway is prohibited, at all times except where a lot has no direct (rear) access to / from Railway Street.

6.3.38.3.3 Precinct 2

- ~~1.~~ ~~4.~~ This precinct is bounded by the Princes Highway, Molloy Street and the railway line.
- ~~4.2.~~ The precinct includes a large supermarket, 2 service stations, a funeral home and a brewery restaurant

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~2.~~ ~~Maximum FSR - 0.75:1~~

3. Maximum Building Height (Max. Number of Storeys) - 3 storeys

Front Building Setback

4. The first two (2) storeys of any building shall be built to the front boundary with the upper third storey to be setback 5 metres of the Princes Highway frontage. A continuous cantilevered awning shall be provided for any new building.

Side and Rear Setbacks

5. A zero side setback may be permitted for any building within this precinct.
6. A minimum 6 metre rear building line setback is required from the boundary to the railway line.

Car Parking and Access

7. The access to rear car parking areas shall be via Molloy Street, ~~or~~ Station Street, or the access opposite Organs Road. Direct vehicular access to / from the Princes Highway is prohibited, at all times except where alternative access cannot be physically provided by reciprocal rights of carriage over adjoining properties to service the site from either Molloy Street or Station Street.

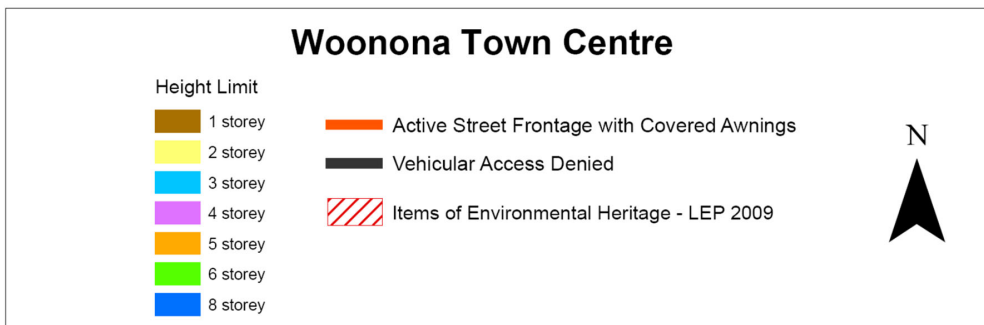
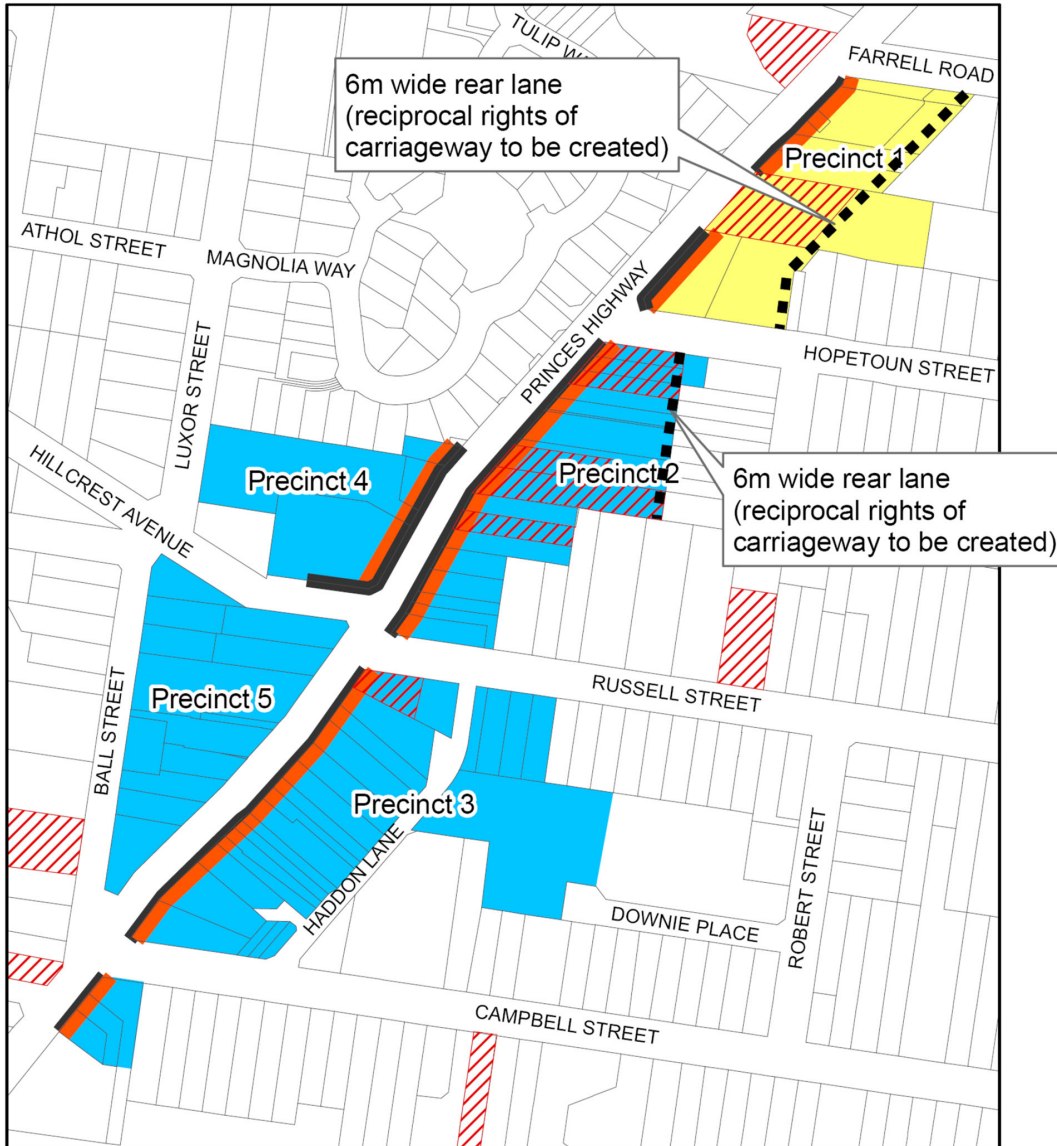
6.48.4 Woonona Town Centre

6.4.18.4.1 General

1. The Woonona retail centre functions as a large neighbourhood centre serving a predominantly residential area to the east and west of the Princes Highway. The role and function of this centre is focussed on providing daily convenience goods and services and only limited capacity to meet weekly shopping needs. The Woonona retail centre includes a free standing ~~Franklins~~ supermarket and a ~~McDonalds~~ fast food restaurant.
2. Any new retail or business development in Woonona shall be contained within the confines of the existing business precinct.

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6.4.28.4.2 Precinct 1

1. This precinct is bounded by the Princes Highway, Farrell Road and Hopetoun Street. The precinct contains the Bulli Police Station and Court House which is an item of environmental heritage, under Wollongong Local Environmental Plan 2009.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~2. Maximum FSR - 1.5:1~~

3. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Front Building Line Setback

4. A minimum 6 metre front building line setback shall be provided for any building in this precinct.

Side and Rear Setbacks

5. The ground floor and first floor levels of any new building upon the site may incorporate a zero side setback and a minimum 6 metre rear setback.

Car Parking and Access

6. Any car parking areas for development within this precinct shall be provided with direct vehicular access from either Farrell Road or Hopetoun Street. Direct vehicular access to the Princes Highway will not be supported, except where alternative access arrangements are not physically capable of being provided from either Farrell Road or Hopetoun Street.

6.4.38.4.3 Precinct 2

1. This precinct is bounded by the Princes Highway, Hopetoun Street to the north and Russell Street to the south.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~2. Maximum FSR - 1.5:1~~

3. Maximum Building Height (Max. Number of Storeys) - 3 storeys

Front Building Line Setback

4. The ground and first floor levels of any new building may incorporate a zero front building line setback. The third storey of any new building shall be setback at least 5 metres from the front building line.

Side and Rear Setbacks

5. Buildings may have a zero lot line side setback and must have a minimum 6 metre rear setback.

Car Parking and Access

6. Any car parking area within this precinct shall gain vehicular access from either Hopetoun Street or Russell Street.
7. In this respect, the creation of a 6 metre wide rear lane will be required to be provided across the rear of each affected site. The rear lane shall be created as a right of carriageway pursuant to Section 88B of the *Conveyancing Act 1919*. The creation of reciprocal rights of carriageway will be

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required in order to ensure all affected properties are burdened and benefited with suitable two – way rear lane access to / from Hopetoun Street.

8. Additionally, the creation of a 6 metre wide rear lane will be required over each affected lot within the southern part of this precinct. The rear lane will be required to be created with reciprocal rights of carriageway under the *Conveyancing Act 1919*, in order to enable two – way access arrangements for each affected property via Russell Street.

6.4.48.4.4 Precinct 3

1. This precinct is bounded by the Princes Highway, Russell Street, Campbell Street, Haddon Lane and Downie Place. The precinct also contains a small strip of three retail shops on the south-eastern corner of the intersection of the Princes Highway and Campbell Street.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~2. Maximum FSR 1.5:1~~

3. Maximum Building Height (Max. Number of Storeys) – 3 storeys

Front Building Line Setback

4. The ground and first floor levels of any new building may incorporate a zero front building line setback. Upper storeys shall be setback at least 5 metres from the front building line.

Side and Rear Setbacks

5. Buildings may have a zero lot line side setback and must have a minimum 6 metre rear setback.

Car Parking and Access

6. Car parking areas within this precinct shall gain vehicular access from Haddon Lane. No direct vehicular access will be permitted to / from the Princes Highway

6.4.58.4.5 Precincts 4 & 5

1. This precinct is bounded by the Princes Highway, Luxor Street, Ball Street and Hillcrest Avenue, Woonona.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~2. Maximum FSR 1.5:1~~

3. Maximum Building Height (Max. Number of Storeys) - 3 storeys

Front Building Line Setback

4. The ground and first floor levels of any new building may incorporate a zero front building line setback. The third storey of any new building shall be setback at least 5 metres from the front building line.

Side and Rear Setbacks

5. Buildings may have a zero lot line side setback and must have a minimum 6 metre rear setback.

Car Parking and Access

6. Any car parking area within this precinct shall gain vehicular access from either Hillcrest Avenue, Luxor Street or Ball Street. No direct vehicular access will be permitted to / from the Princes Highway.

6-58.5 Balgownie Town Centre

6-5-18.5.1 General

1. The Balgownie ~~Town~~retail centre is located on Balgownie Road bounded by Napier Street, Kembla Street and Foothills Road.
2. Balgownie is a relatively small local retail centre which provides for a limited range of retail goods and services to the surrounding residential suburb of Balgownie. The trade area of Balgownie covers a radius of approximately 1 kilometre from the centre.
3. Retail or business (non-retail) development will only be permitted within the existing Balgownie ~~retail and business~~ centre.
4. Any new retail or business building must reinforce the identity and local character of the Balgownie ~~retail~~ centre.
5. Preference to providing fresh produce shops and / or a small supermarket, in order to provide for the weekly fresh produce needs of the surrounding residential community.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~6. Maximum FSR 1.5:1~~

7. Maximum Building Height (Max. Number of Storeys) - 3 storeys*
- * The maximum building height for any new development within the Balgownie ~~retail and business~~Town centre shall be generally 3 storeys. However, the Balgownie Hotel at 141 -143 Balgownie Road and the retail shop building at 135 Balgownie Road are both classified as items of environmental heritage. The Balgownie Hotel is two (2) storeys in height whereas the retail shop building at 135 Balgownie Road is single storey in height. Therefore, any new building upon the properties known as 131, 137 and 139 Balgownie Road shall be restricted to a maximum two (2) storey height limit. Additionally, the property known as Lot 2, DP 742682, 1 Balmoral Street (i.e. directly behind the Balgownie Hotel) shall also be limited to a two storey height limit.

Front Building Line Setback

8. The ground and first floor levels of any new building may incorporate a zero front building line setback. The third storey of any new building shall be setback at least 5 metres from the front building line.

Side and Rear Setbacks

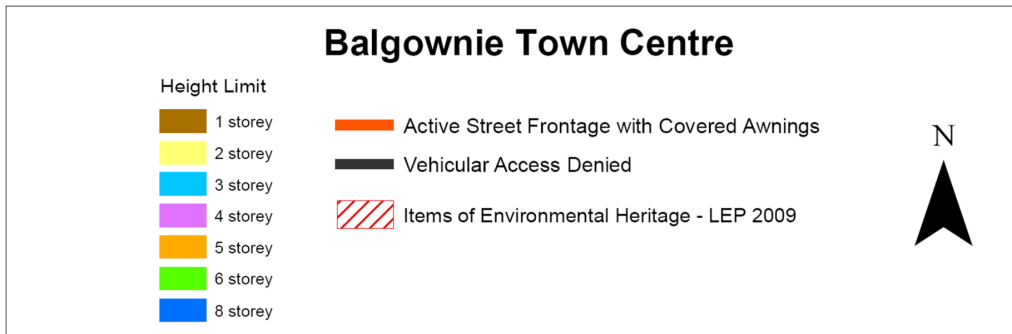
9. Buildings may have a zero lot line side setback and must have a minimum 6 metre rear setback.

Car Parking and Delivery Truck Loading Area

10. Development in the northern part of Balgownie retail centre shall make provision for car parking at the rear of sites with access arrangements preferably off either Church Street or Napier Street.
11. Development in the southern part of Balgownie retail centre involving the properties known as 125 – 139 Balgownie Road shall make provision for car parking at the rear of sites. The creation of reciprocal rights of carriageway will be required over the five (5) adjoining sites in the event of any new development or major alterations and additions to existing buildings, in order to guarantee rear lane access to rear car parking areas from Kembla Street.

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6.6.6 Port Kembla Town Centre

6.6.18.6.1 General

1. The Port Kembla ~~retail and business~~Town centre is a neighbourhood town centre, which is concentrated along Wentworth Street between Church Street and Jubilee Street. ~~A large proportion of the floor space currently lies vacant, partly due to the close proximity of the Warrawong sub-regional centre and the Westfield Shoppingtown centre at Warrawong.~~
2. The future of the Port Kembla centre should be to focus on small based commercial, tourism, arts and cultural based enterprise with some daily convenience retail activities.
3. Any new retail or business activity shall be restricted to within the existing ~~retail and business~~town centre of Port Kembla. In this respect, commercial premises are encouraged, especially businesses which are directly or indirectly involved in export or import trade associated with the Port Kembla port.
4. Additionally, mixed use development containing residential apartments and shop top housing are also encouraged to help activate the town, particularly at night-time.

6.6.28.6.2 Precincts 1, 2 and 3

1. Precinct 1 is situated at the northern end of Wentworth Street and is bounded by Wentworth Street, Jubilee Street / Darcy Road and Allan Street. Precinct 1 adjoins the heritage listed Steel Works Hotel and contains the heritage listed old Commonwealth Bank.
2. Precinct 2 is situated in the central part of Wentworth Street and is bounded by Allan Street to the north and Fitzwilliam Street to the south. Precinct 2 contains the heritage listed "Guinery" Port Kembla Hotel.
3. Precinct 3 is situated at the southern end of Port Kembla town centre on Wentworth Street and is bounded by Fitzwilliam Street to the north and Church Street to the south.

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~4. Maximum FSR - 1.5:1~~

5. Maximum Building Height (Max. Number of Storeys) -
 - (a) Precinct 1 - 4 storey height limit applies for sites with a site area of at least 2000 square metres but excluding lots adjoining the heritage item upon Lot 3, Section 6, DP 5868 where a 2 Storey Height Limit applies;
 - (b) Precinct 2 – 3 storeys
 - (c) Precinct 3 – 4 storeys

Front Building Line Setback

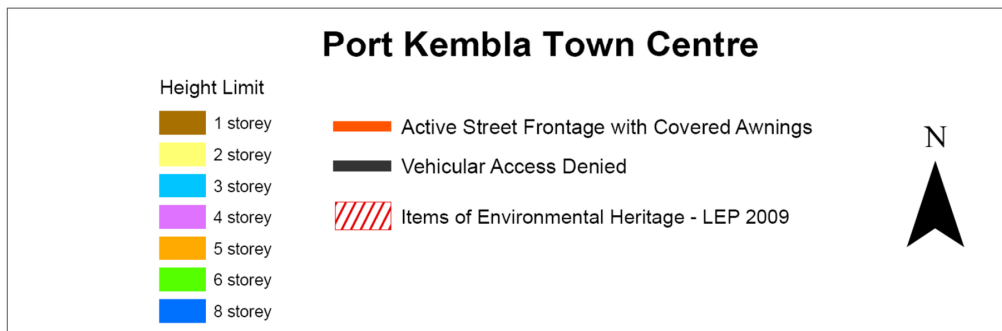
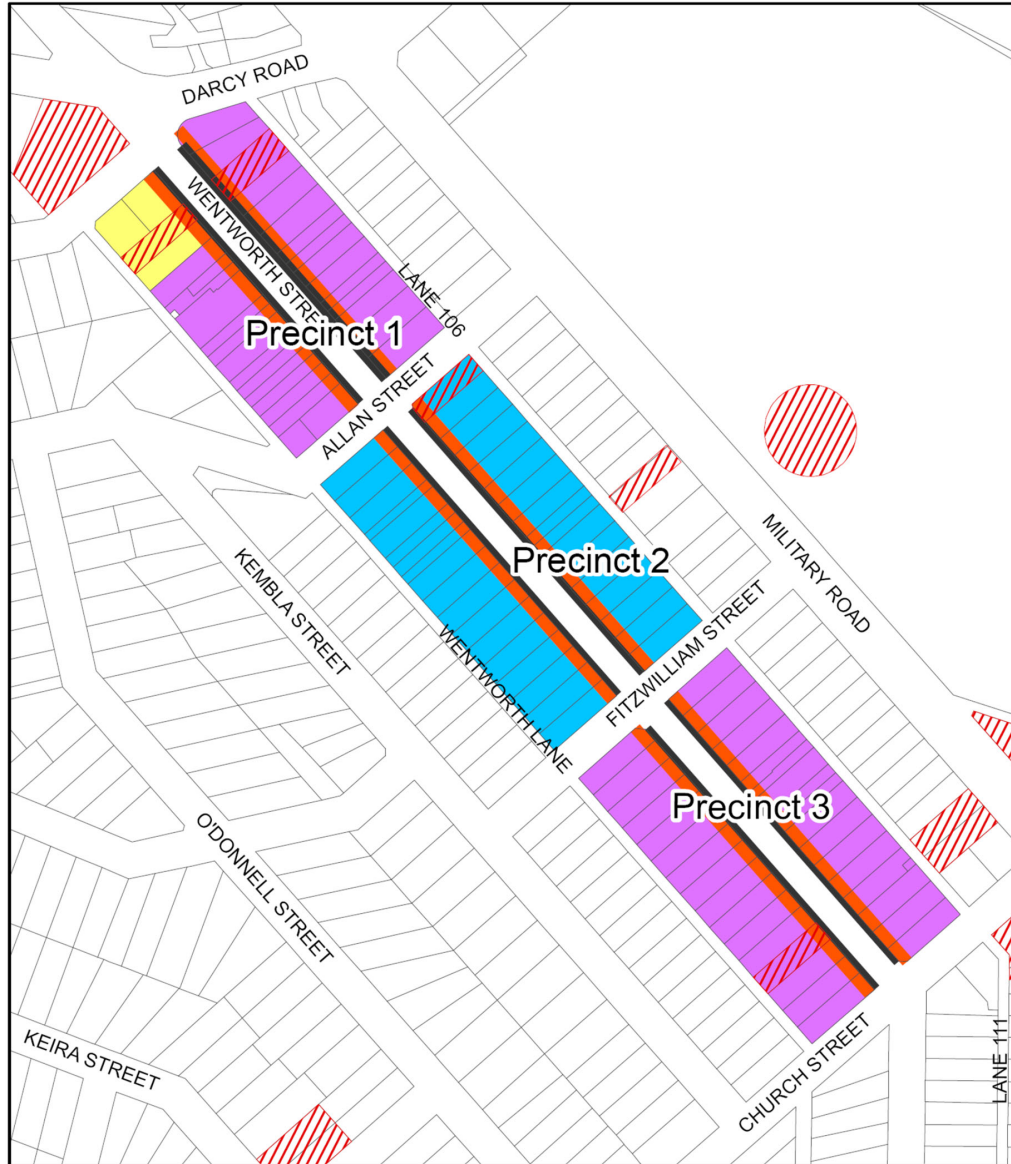
6. The ground and first floor levels of any new building may incorporate a zero front building line setback. Upper storeys of any new building shall be setback at least 4 metres from the front building line.
7. A continuous cantilevered awning shall be provided for any building fronting Wentworth Street.

Rear and Side Setbacks

8. Buildings must have a zero side setback and a minimum 6 metre rear setback.

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Car Parking and Delivery Truck Loading Area

9. Developments situated on the northern side of Wentworth Street shall make provision for car parking at the rear of each site, with access arrangements via the rear laneway (Lane 106).
10. Developments situated on the southern side of Wentworth Street shall make provision for car parking at the rear of each site with access arrangements off Wentworth Lane.

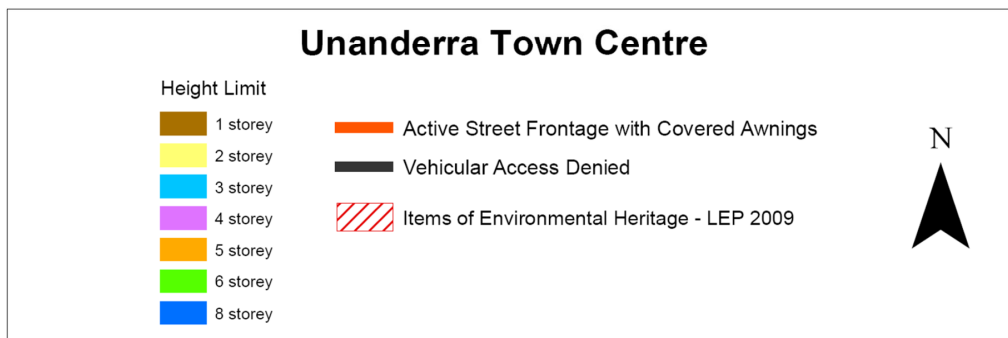
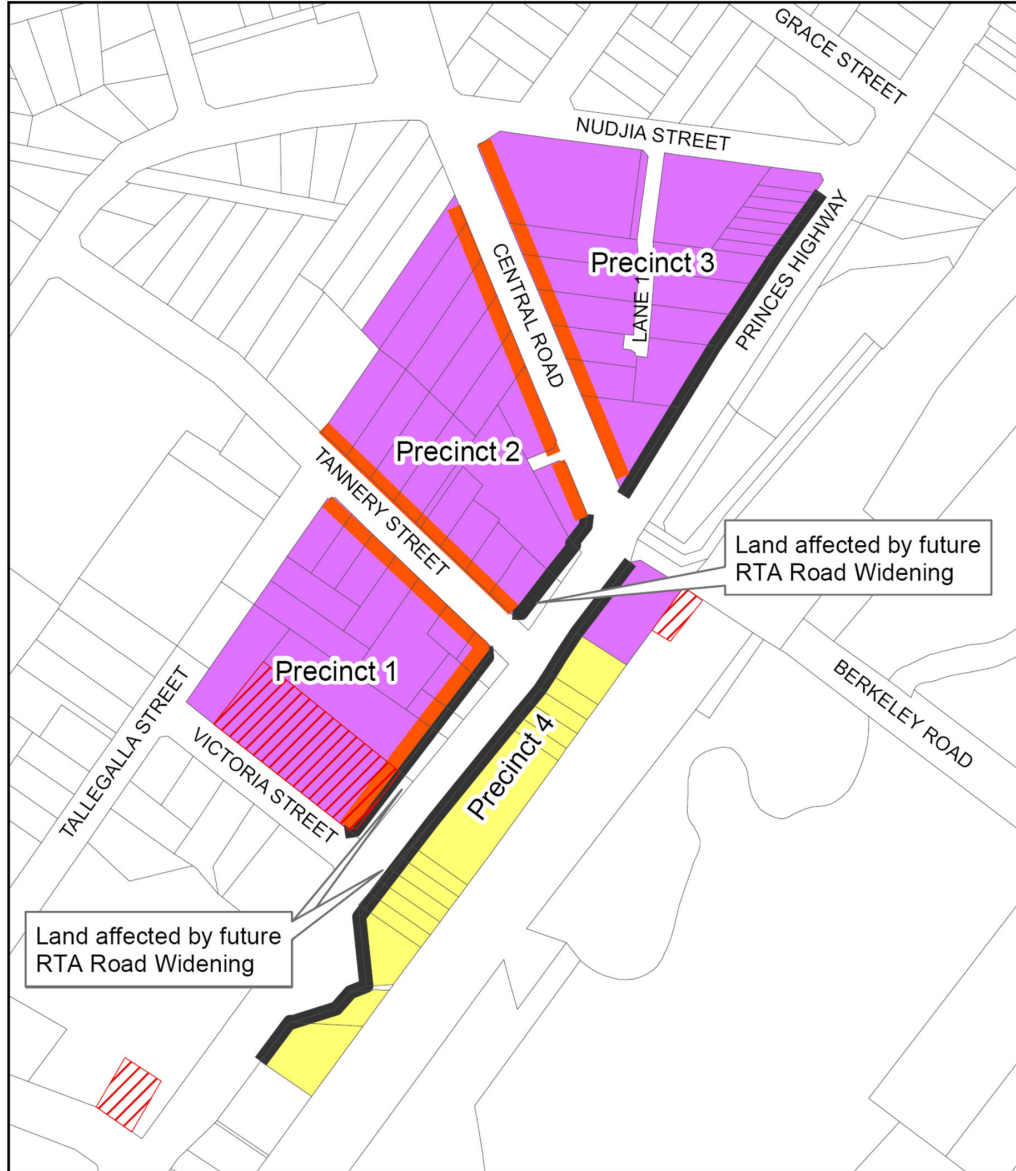
8.7 Unanderra Town Centre

8.7.1 General

1. The Unanderra Town centre is predominantly located along the Princes Highway between its intersection with Nudjia Road to the north and Victoria Street to the south.
2. Unanderra town centre primarily provides for the weekly and daily convenience needs of the surrounding residential community to the west of the centre as well as the employment population of the Unanderra industrial precinct.
3. Any new retail development within the Unanderra town centre shall be contained within the existing town centre precinct. Additionally, any new retail development should be designed to improve the identity of the centre through a cohesive built form and facilitate consolidation of car parking areas and cross block linkages wherever possible.

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8.7.2 Precinct 1

1. This precinct is bounded by the Princes Highway, Tannery Street, Tallegalla Street and Victoria Street and includes the existing Woolworths supermarket, Woolworths liquor store in the historic former public school building, a fruit market and retail shops along the Princes Highway and Tannery Street corner. The precinct also contains a single storey retail building on the south-eastern corner of the Tannery Street and Tallegalla Street intersection and a single storey building on the western side of the site. A large at-grade Council car parking area is situated in the centre of the precinct and has access points on Tannery Street, Tallegalla Street and Victoria Street (via the Woolworths car parking area).

Maximum Building Height

3. Maximum Building Height (Max. Number of Storeys) - 4 storeys

Front Building Setback to Primary Road (Princes Highway)

4. The first two (2) storeys of any building shall be built to the front boundary with the third and fourth levels setback 5 metres from front boundary.
5. However, any new building proposed upon the properties known as Lot 1, DP 34533, Lots 201 & 202, DP 239051, Princes Highway shall not encroach upon the portion of the land earmarked for future road widening by the NSW Roads & Traffic Authority.

Secondary Road Setbacks

6. Any new building within this precinct shall incorporate a 2 metre minimum side setback off the Victoria Street frontage.
7. A zero building line setback is permitted for the Tannery Street and Tallegalla Street frontages.

Car Parking and Access

8. The existing Council car park is within the central part of this precinct. The access points to / from the car park shall be via Tannery Street (ingress and egress), Victoria Street (ingress and egress) and Tallegalla Street (egress only).
9. A voluntary planning agreement may be negotiated with Council towards the payment of monetary contributions for the provision of car parking spaces within a multi-deck car parking facility, in lieu of on-site parking.
10. Direct vehicular access to / from the Princes Highway is prohibited, at all times.

8.7.3 Precinct 2

1. This precinct is bounded by the Princes Highway, Central Road and Tannery Street. It also includes a small portion of land on the eastern side of the highway adjacent to Undanderra Railway Station. This precinct is characterised by a number of 2 storey retail and commercial office buildings.

Maximum Building Height

3. Maximum Building Height (Max. Number of Storeys) - 4 storeys

Front Building Setback to Streets

4. The first two (2) storeys of any building shall be built to the front boundary with the third and fourth levels setback 5 metres from front boundary.

Part B – Land Use Based Controls

Chapter B4: Development in Centres and Peripheral Sales Precincts

Side and Rear Setbacks

5. Any building within this precinct shall incorporate a zero side setback.

6. A minimum 6 metre rear building line setback is required.

Car Parking and Access

7. The car parking shall be provided at the rear of each site with access via either Tannery Street or Central Road only. Direct vehicular access to / from the Princes Highway will be prohibited where alternative access is available.

8. Consolidation and linkages between on-site car parking areas is encouraged. To facilitate this, a car parking concession of 2 spaces is available where a link is made between sites. The provision of legal access arrangement between the sites shall be achieved by the creation of reciprocal rights of carriageway over the sites, pursuant to section 88B of the *Conveyancing Act 1919*.

9. In regard to the portion of the precinct located on the eastern side of the highway a voluntary planning agreement may be negotiated with Council towards the payment of a monetary contribution for the funding of a multi-tiered car parking facility upon the existing at-grade Council carpark in Precinct 1 of the Unanderra retail and business centre. Alternatively, car parking shall be provided at the rear of buildings with access via a shared rear laneway accessed via the Princes Highway or adjacent railway land to the north.

8.7.4 Precinct 3

1. This precinct is bounded by Princes Highway, Central Road, Nudjia Street and a laneway (Lane number 139). This precinct currently includes a fast food restaurant, a number of retail shops, commercial offices, an opportunity shop and the Unanderra Hotel. The precinct is also characterised by a laneway which runs north-south from Nudjia Street and provides rear lane access to the retail shops and commercial offices and Unanderra Hotel at 27 – 33 Central Road, Unanderra.

Maximum Building Height

3. Maximum Building Height (Max. Number of Storeys) - 4 storeys

Front Building Setback

4. The first two (2) storeys of any building shall be built to the front boundary with the third and fourth levels setback 5 metres from front boundary to Central Road.

5. A 6 metre minimum front building line setback is required for any new building, off the Princes Highway frontage (exclusive of any land required for future RTA road widening purposes).

Side and Rear Setbacks

6. Any building within this precinct shall incorporate a zero side setback.

7. A minimum 3 metre rear setback is required off the rear laneway (Lane 139).

Car Parking and Access

8. Car parking areas shall be provided at the rear of each site with access via the rear laneway (Lane 139).

~~6.71.1 Windang Town Centre~~

~~6.7.11.1.1 General~~

- ~~1. The existing retail and business centre of Windang is located on the eastern side of Windang Road generally between Beronia Avenue and the bridge to Lake Illawarra. This centre includes a small supermarket and a number of specialty retail shops including take away food shops, retail liquor outlet and a bait and tackle shop.~~
- ~~2. Additionally, a small number of specialty retail shops exist on the western side of Windang Road, including a newsagent, take away shop, retail bait and tackle shop and a hairdresser shop.~~
- ~~3. The trade area of Windang is generally restricted to the residential community of the Windang peninsula, including residents and tourists within the two caravan parks along the peninsula.~~
- ~~4. Any new retail development (including any neighbourhood shop) shall be restricted to land within the business zone and should provide goods which provide for the daily or weekly convenience needs of the surrounding resident population and tourists.~~

~~Maximum Floor Space Ratio (FSR) and Maximum Building Height~~

- ~~5. Maximum FSR 0.75:1~~
- ~~6. Maximum Building Height (Max. Number of Storeys) 2 storeys~~

~~Front Building Line Setback~~

- ~~7. The ground and first floor levels of any new building shall incorporate a zero front building line setback. The third storey of any new building shall be setback at least 5 metres from the front building line.~~

~~Rear and Side Setbacks~~

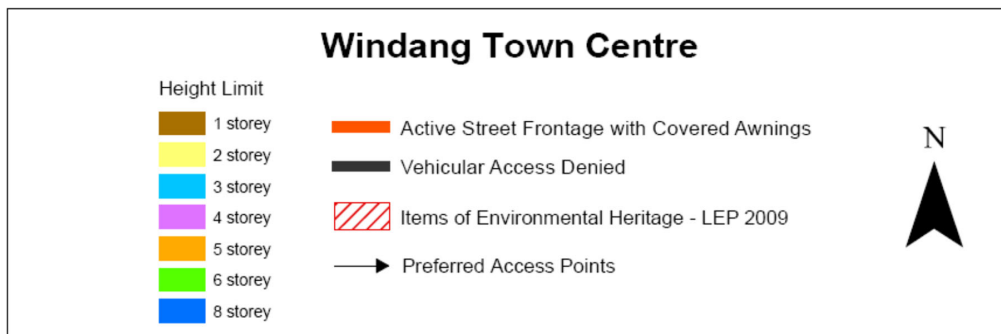
- ~~8. Buildings may have a zero lot line side setback and must have a minimum 6 metre rear setback.~~

~~Vehicular Access~~

- ~~9. The properties on the eastern side of Windang Road legally described as, 231 Windang Road (Lot 301, 772080) and 235 Windang Road (Lot 1, DP 1125633) shall retain legal access to the rear car parking areas via the battle axe handle off Acacia Street which is permitted by a right of carriageway burdening 231 Windang Road in favour of 235 Windang Road. No alternate access is permitted to these properties or their associated car parking areas from Kurrajong Street.~~
- ~~10. Additionally, the property on the eastern side of Windang Road known as Lots 1 – 5, SP 46024 (Lot 101, DP 500558), 230 Kurrajong Street shall retain the car parking at the rear of the site with access via the battle axe handle off Kurrajong Street. Alternate access via Acacia Street may be permitted where appropriate legal arrangements are made.~~

Part B – Land Use Based Controls

Chapter B4: Development in Centres and Peripheral Sales Precincts



6.88.8 Berkeley Town Centre

6.8.18.8.1 General

1. The Berkeley centre is located on Winnima Way in the residential suburb of Berkeley, approximately 100 metres north of Northcliffe Drive.
2. Berkeley is a small local centre and is primarily orientated towards meeting the daily convenience needs of the surrounding residential population of Berkeley and Lake Heights.
3. Any new retail or business development within the suburb of Berkeley will be restricted to the ~~B2 E1 Neighbourhood~~ Local Centre zoned land contained within the Berkeley centre. No neighbourhood shop will be permitted outside the ~~B2 Neighbourhood~~ E1 Local Centre zone in Berkeley except where in the opinion of Council the neighbourhood shop will not pose any adverse retail impact upon the viability of the Berkeley shopping centre and the range of goods and services offered to the surrounding residential population will either be maintained or improved.

~~Maximum Floor Space Ratio (FSR) and Maximum Building Height~~

~~4. Maximum FSR - 1.5:1~~

5. Maximum building Height (Max. Number of Storeys) - 3 storeys

Front Building Line Setback

6. The ground and first floor levels of any new building may incorporate a zero front building line setback. The third storey of any building shall be setback at least 6 metres from the front building line.

Side Setback Requirements

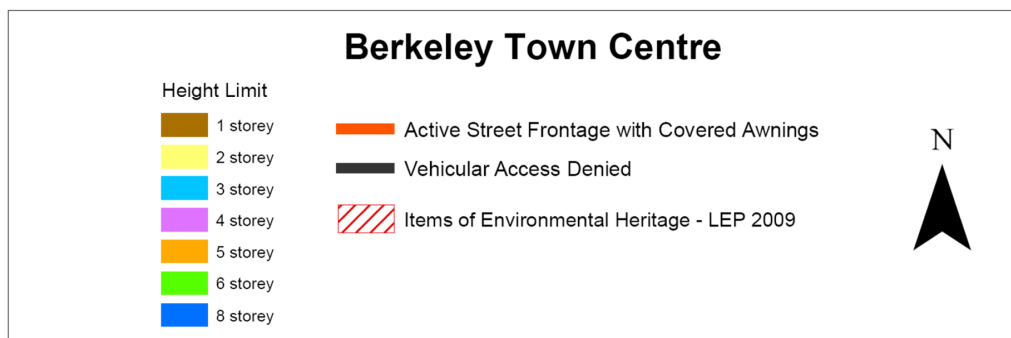
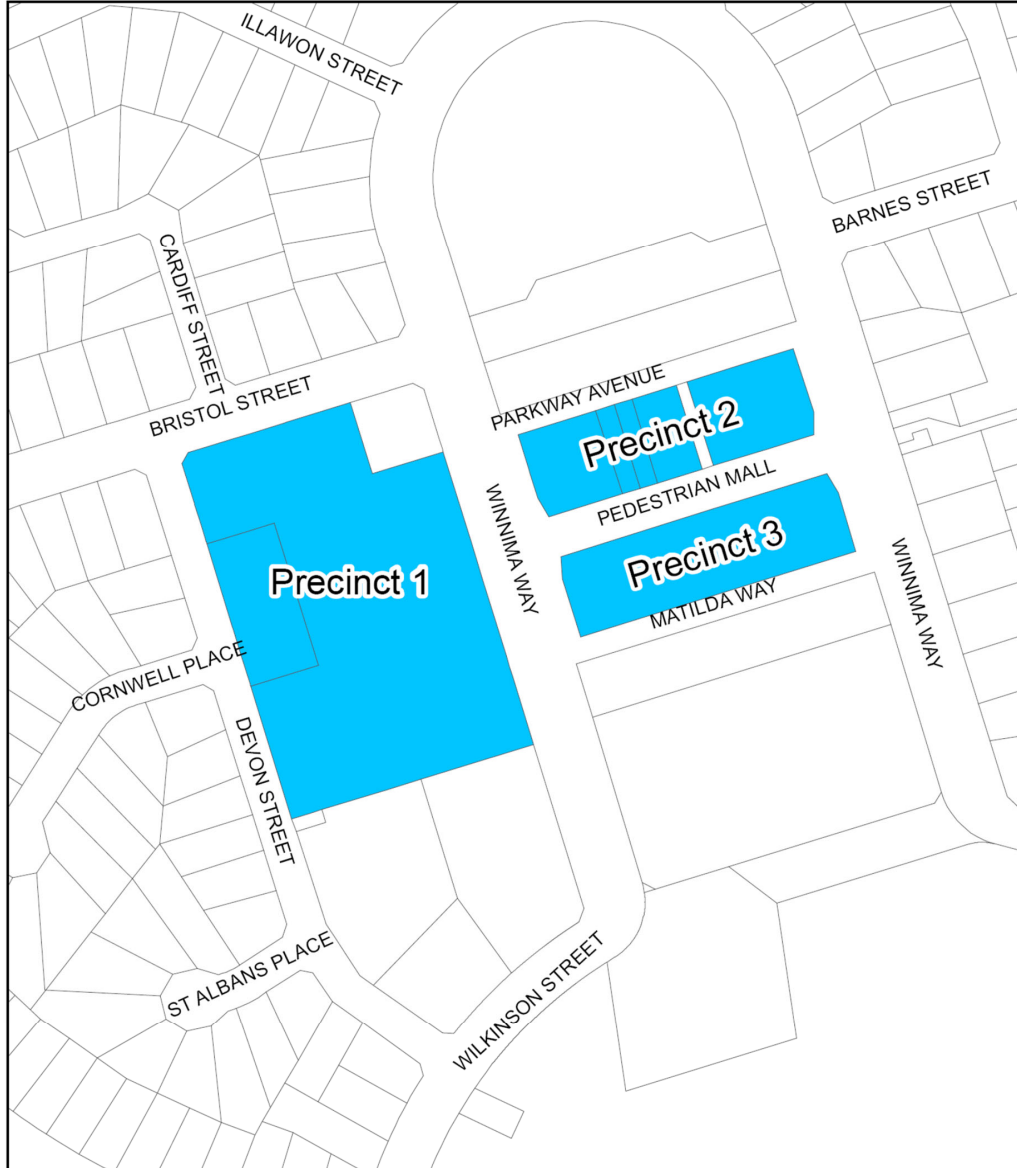
7. Buildings located on the eastern side of Winnima Way must have a zero side setback and a minimum 6 metre rear setback.
8. Buildings located on the eastern side of Winnama Way must have a side setback of 6 metres

Vehicular Access and Delivery Truck Loading Area

9. The car parking for the existing Berkeley shopping centre site upon the site known as Lot 1, DP 218279, bounded by Winnima Way, Bristol Street and Devon Street, Berkeley shall be serviced at least by two (2) separate car parking access arrangements. The first access point to the main car parking area shall be via the south-eastern end of site to / from Winnima Way and the second access point shall be via the northern end of the site to / from Bristol Street. Delivery truck access to the Berkeley shopping centre site shall be via Bristol Street with egress from the site to the Devon Street frontage.
10. Vehicular access to the eastern part of the Berkeley Town Centre shall be via Parkway Avenue and Matilda Way.

Part B – Land Use Based Controls

Chapter B4: Development in Centres and Peripheral Sales Precincts



6.9 — Cringila Town Centre

~~Maximum Floor Space Ratio (FSR) and Maximum Building Height~~

~~1. Maximum FSR - 0.75:1~~

~~2. Maximum Building Height (Max. Number of Storeys) - 3 storeys~~

~~Front Building Line Setback~~

~~3. A zero front building line setback is permitted.~~

~~Rear and Side Setbacks~~

~~4. A zero side boundary setback is permitted except for properties that directly abut residential properties in which case a 3 metre minimum side setback is required.~~

~~5. A minimum 6 metre rear building line setback is required.~~

~~Car Parking and Delivery Truck Loading Zone Requirements~~

~~6. In order to create a consistent uniform building edge to Lake Avenue and protect pedestrian safety, car parking areas shall be located at the rear of properties and vehicular access crossings to Lake Avenue are to be avoided wherever practicable. Vehicular access is not permitted directly from Lake Avenue where alternate access is available from a side street (such as Merritt Avenue, Birmingham Street and Bethlehem Street). This will require the creation of reciprocal rights of carriageway pursuant to section 88B of the Conveyancing Act 1919 in order to facilitate legal access from side streets to allotments within the middle of street blocks.~~

79 PLANNING REQUIREMENTS FOR DEVELOPMENT IN THE VILLAGE (LOCAL CONVENIENCE) AND SMALL VILLAGE CENTRES

7.49.1 Stanwell Park Small Village Centre

1. Stanwell Park local centre is situated on Lawrence Hargrave Drive between Station Street and Lower Coast Road.

~~Maximum Floor Space Ratio (FSR) and Maximum Building Height~~

~~2. Maximum FSR - 0.75:1~~

3. Maximum Building Height (Max. Number of Storeys) - 2 storeys

~~Front Building Line Setback~~

4. The front building line setback requirement for any new building within the Stanwell Park local centre shall be 7.5 metres, except for the property known as Lot 17, DP 5275 which may incorporate a zero front setback to both Lawrence Hargrave Drive and Station Street. Additionally, the property known as Lot 22, DP 615441 on the corner of Lawrence Hargrave Drive and Lower Coast Road may incorporate a minimum 2 metre variable front building line setback to Lawrence Hargrave Drive and a 4 metre building line setback to the Lower Coast Road.

~~Rear and Side Setbacks~~

5. The ground floor and first floor levels of any new building upon the site may have a zero lot line side setback and must have a minimum 6 metre rear setback.

Part B – Land Use Based Controls

Chapter B4: Development in Centres and Peripheral Sales Precincts

Car parking

6. The provision of at least two (2) car parking spaces will be required for any retail or commercial office building. This car parking may be provided within the front setback area of the site to Lawrence Hargrave Drive.
7. The existing car parking area within the Lawrence Hargrave Drive public road reserve (i.e. directly opposite the properties known as Lots 17 – 26, DP 5275 will provide for any additional overflow car parking.

7.29.2 Coledale Small Village Centre

1. The Coledale village centre is situated on both sides of Lawrence Hargrave Drive between Cater Street and Northcote Street.

~~Maximum Floor Space Ratio (FSR) and Maximum Building Height~~

~~2. Maximum FSR – 0.75:1~~

3. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Front Building Line Setback

4. The ground floor and first floor storey for any new building may incorporate a zero front building line setback to Lawrence Hargrave Drive. For corner sites, a minimum 3 metre building line setback is required for any secondary street (i.e. Cater Street or Northcote Street).

Rear and Side Setbacks

5. The ground floor and first floor levels of any new building upon the site may have a zero lot line side setback and must have a minimum 6 metre rear setback.

Car parking

6. The provision of at least two (2) car parking spaces will be required for any new building. Car parking spaces shall be provided at the rear of buildings. Car parking areas for sites on the eastern side Lawrence Hargrave Drive shall be serviced via Lane 37 between Cater Street and Northcote Street. Car parking for properties on the western side of Lawrence Hargrave Drive shall be serviced via the two laneways (Lane 39 and Lane 41) between Cater Street and Northcote Street.

7.39.3 Austinmer Small Village Centre

~~Maximum Floor Space Ratio (FSR) and Maximum Building Height~~

~~1. Maximum FSR – 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Front Building Line Setback Requirement

3. The ground floor and first floor storey for any new building may incorporate a zero front building line setback to Lawrence Hargrave Drive. The third storey of any building shall be setback at least 5 metres from the front building line.

Rear and Side Setbacks

4. The ground floor and first floor levels of any new building must have a zero side setback and a minimum 6 metre rear setback.

Car Parking

5. Developments shall make provision for car parking at the rear of each site or in sub-basements. Vehicular access shall be provided from The Grove either directly or via a right of carriageway established along the rear of sites. Where this is not physically possible access may be permitted from Lawrence Hargrave Drive.

7.49.4 East Woonona Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

7.59.5 Bellambi Small Village Centres

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

7.69.6 East Corrimal Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

9.7 Former Corrimal Cokeworks Small Village Centre

The controls for the non-residential development at the Former Corrimal Cokeworks are included in D19-Former Corrimal Cokeworks

Towradgi Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

7.79.8 Tarrawanna Small Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Part B – Land Use Based Controls

Chapter B4: Development in Centres and Peripheral Sales Precincts

7.89.9 Gwynneville Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Car Parking

3. Developments shall make provision for car parking at the rear of each site.

7.99.10 Keiraville Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

7.109.11 Cordeaux Heights Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

1. Maximum FSR - 0.5:1

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

7.149.12 Farmborough Heights Small Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Car Parking

3. Re-development of this centre site shall make provision for car parking at the rear of buildings.

7.129.13 Koonawarra Small Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) – 2 storeys

Front Building Line Setback

3. The ground and first floor levels of any new building upon Lot 157, DP 239048 may incorporate a zero front building line setback to Fowlers Road and Koonawarra Place.

Rear and Side Setbacks

4. The ground floor and first floor levels of any new building upon the site may incorporate a zero lot line side setback.

5. A minimum 5.5 metre rear building line setback is required, in order to enable the provision for rear garages for any residential units in the building.

Car Parking and Delivery Truck Loading Zone Requirement

6. The existing car parking areas within the Koonawarra Place public road reserve (i.e. fronting the southern and eastern part of the site) shall be retained for car parking. Any redevelopment of the site shall make provision for a suitable truck loading / unloading area at the rear of the site, to cater for a large rigid truck.

7.139.14 Kanahooka Small Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Front Building Line Setback

3. Any new retail building or mixed use building within the Kanahooka village centre shall be setback a minimum 9 metres from the front property boundary. The front setback area (i.e. between the front property and the building alignment) may be used for car parking and a delivery truck loading area.

Rear and Side Setbacks

4. The ground floor and first floor levels of any new building may incorporate zero lot line rear and side setbacks, subject to full compliance with the requirements of the Building Code of Australia.
5. The sill height of any rear or side facing windows on any first floor storey of a building must be a minimum 1.5 metre height above the floor level, in order to prevent any direct overlooking impacts upon the rear private courtyard areas of the abutting residential properties in Lakeside Drive and Palmer Avenue.

Car Parking and Delivery Truck Loading Zone Requirements

6. The front car parking areas for the properties known as Lots 704 -706, DP 518125, Lakeside Drive, Kanahooka shall remain linked to ensure that the existing separate ingress and egress access arrangement from the car parking areas of the centre are maintained. If development consent is ultimately granted for any new building on each of the subject lots, a condition of consent is likely to be imposed requiring the creation of reciprocal rights of carriageway over each subject lot, in order to guarantee vehicular access between the adjoining properties in the Kanahooka retail centre and to guarantee that existing separate ingress and egress arrangement are maintained in the future.
7. Additionally, the provision of a delivery truck loading / unloading zone to cater for a small rigid truck will be required for any redevelopment of the sites within the Kanahooka village centre.

7.149.15 Brownsville Small Village (Dandaloo Local Convenience) Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

~~1. Maximum FSR - 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

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Chapter B4: Development in Centres and Peripheral Sales Precincts

Front Building Line Setback

3. The front building line setback (off Brownsville Avenue) for any new building shall be 7.5 metres.

Rear and Side Setbacks

4. The minimum side and rear setback for any new building is 4 metres. The southern side setback shall also take into account the right-of-carriageway shown on Deposited Plan 560853.

Vehicular Access

5. The car parking area shall be serviced by a separate vehicular entry point at the northern part of the site and a separate vehicular exit point at the southern end of the site.

7.159.16 Horsley Small Village Centre

1. The precinct planning controls for the Horsley village centre will be included in ~~the West Dapto Development Control Plan (ie currently under separate preparation)~~ [a future update to the DCP.](#)

7.169.17 Coniston Small Village Centre

Maximum Floor Space Ratio (FSR) and Maximum Building Height

1. ~~Maximum FSR 0.75:1~~

2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Front Building Line Setback

3. A zero front building line setback is permitted.

Rear and Side Setbacks

4. A zero side boundary setback is permitted except for properties that directly abut residential properties in which case a 3 metre minimum side setback is required.
5. A minimum 6 metre rear building line setback is required.

Car Parking, Vehicular Access and Delivery Truck Loading Zone Requirements

6. Car parking shall be provided at the rear of properties with vehicular access primarily provided via Bridge Street, wherever possible.
7. Additionally, the public car parking spaces on the eastern side of Gladstone Avenue may cater for car parking overflow.

9.18 Cringila Village Centre

Maximum Building Height

2. Maximum Building Height (Max. Number of Storeys) - 3 storeys

Front Building Line Setback

3. A zero front building line setback is permitted.

Rear and Side Setbacks

4. A zero side boundary setback is permitted except for properties that directly abut residential properties in which case a 3 metre minimum side setback is required.
5. A minimum 6 metre rear building line setback is required.

Car Parking and Delivery Truck Loading Zone Requirements

6. In order to create a consistent uniform building edge to Lake Avenue and protect pedestrian safety, car parking areas shall be located at the rear of properties and vehicular access crossings to Lake Avenue are to be avoided wherever practicable. Vehicular access is not permitted directly from Lake Avenue where alternate access is available from a side street (such as Merritt Avenue, Birmingham Street and Bethlehem Street). This will require the creation of reciprocal rights of carriageway pursuant to section 88B of the Conveyancing Act 1919 in order to facilitate legal access from side streets to allotments within the middle of street blocks.

7.179.19 Primbee Small Village Centre

~~Maximum Floor Space Ratio (FSR) and Maximum Building Height~~

- ~~1. Maximum FSR 0.75:1~~
2. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Front Building Line Setback

3. A zero front building line setback is permitted.

Rear and Side Setbacks

4. A zero side boundary setback is permitted except for properties that directly abut residential properties in which case a 3 metre minimum side setback is required.
5. A minimum 6 metre rear building line setback is required.

9.20 Windang Town Village Centre

9.20.1 General

1. The existing retail and business centre of Windang is located on the eastern side of Windang Road generally between Boronia Avenue and the bridge to Lake Illawarra. This centre includes a small supermarket and a number of specialty retail shops including take away food shops, retail liquor outlet and a bait and tackle shop.
2. Additionally, a small number of specialty retail shops exist on the western side of Windang Road, including a newsagent, take away shop, retail bait and tackle shop and a hairdresser shop.
3. The trade area of Windang is generally restricted to the residential community of the Windang peninsula, including residents and tourists within the two caravan parks along the peninsula.
4. Any new retail development (including any neighbourhood shop) shall be restricted to land within the business zone and should provide goods which provide for the daily or weekly convenience needs of the surrounding resident population and tourists.

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Maximum Floor Space Ratio (FSR) and Maximum Building Height

5. Maximum FSR – 0.75:1

6. Maximum Building Height (Max. Number of Storeys) - 2 storeys

Front Building Line Setback

7. The ground and first floor levels of any new building shall incorporate a zero front building line setback. The third storey of any new building shall be setback at least 5 metres from the front building line.

Rear and Side Setbacks

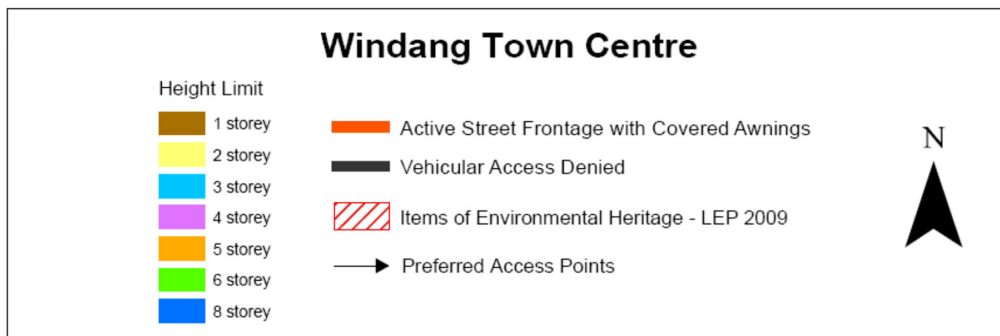
8. Buildings may have a zero lot line side setback and must have a minimum 6 metre rear setback.

Vehicular Access

9. The properties on the eastern side of Windang Road legally described as, 231 Windang Road (Lot 301, 772080) and 235 Windang Road (Lot 1, DP 1125633) shall retain legal access to the rear car parking areas via the battle-axe handle off Acacia Street which is permitted by a right of carriageway burdening 231 Windang Road in favour of 235 Windang Road. No alternate access is permitted to these properties or their associated car parking areas from Kurrajong Street.

10. Additionally, the property on the eastern side of Windang Road known as Lots 1 – 5, SP 46024 (Lot 101, DP 599558), 239 Kurrajong Street shall retain the car parking at the rear of the site with access via the battle-axe handle off Kurrajong Street. Alternate access via Acacia Street may be permitted where appropriate legal arrangements are made.

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Part B – Land Use Based Controls

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810 GENERAL DESIGN REQUIREMENTS FOR RETAIL AND BUSINESS PREMISES DEVELOPMENTS

8.410.1 Objectives

- (a) To ensure all new ground floor retail shops and business premises are designed to provide a uniform transition between the floor level of the premises and Council's footpath, in order to provide satisfactory access along the footpath and into retail and commercial office buildings for all people, including people with a disability.
- (b) To ensure all ground level premises have direct access to street and clear glazing, to encourage active street frontages.
- (c) To set minimum floor to ceiling heights for new buildings, in order to maximise the flexibility in the future use of the ground floor and first floor levels in the building.
- (d) To encourage larger retail or commercial office floor space not requiring direct connection to the street to be 'wrapped' by smaller retail shops or commercial offices to avoid blank walls and encourage active street frontages.
- (e) To ensure security grilles are transparent and fitted to retail shopfronts only, in order to encourage active street frontages at night-time.
- (f) To ensure new retail or business premises buildings are consistent with the predominant built form character of the locality, in terms of built form and external appearance.
- (g) To ensure new buildings maintain the balance of horizontal and vertical proportions of other existing buildings in the locality.
- (h) To ensure the street corners of any new corner building are strengthened by massing and building articulation to both street frontages.
- (i) To ensure all new retail, business or mixed use buildings provide a continuous awning along the full length of the building's street frontage, in order to provide all weather protection for pedestrians.
- (j) To provide pedestrian amenity and provide a 'unique' streetscape character for each business centre.
- (k) To provide innovative roof elements and parapet walls which positively contribute to the overall design of the proposed building and the streetscape of the immediate locality.
- (l) To ensure all new retail and business developments are designed to minimise potential overshadowing impacts and maximise solar access opportunities to any adjoining residential properties and the public domain (public reserves and / or footpaths) in the locality.

8.210.2 Development Controls

8.2.410.2.1 Floor Configuration

1. The ground floor of developments is to be set at a level determined with reference to existing/required footpath levels in order to provide for an even transition between the building and the footpath and provide cross fall grades on footpaths that meet Council's standards. Council's Infrastructure Division may be contacted with regard to existing/required footpath levels.

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2. Any retail premises of less than 200m² in gross floor area should generally have a depth to width ratio ranging between 1:1 and a maximum 3:1.
3. The maximum building depth for any ground floor retail or commercial office development shall be 20 metres with openings on one side only. The maximum building depth for any retail or office building with openings on two or more side is 30 metres. Shopping centre developments may vary from this control.
4. Any residential storeys in a building shall have a maximum building depth of 18 metres.
5. The floor to ceiling height of the ground floor development in an ~~B4-E1~~ or ~~B3-E2~~ zone shall be a minimum 3.3 metres, in order to allow flexibility in retail and / or other business tenancies in the future.
6. In the ~~B4-MU~~ Mixed zone, the ground floor and first floor levels in a building shall incorporate a minimum 3.3 metre floor to ceiling height clearance, to maximise the flexibility in the future use of the building.
7. The floor to ceiling height requirements for ground and first floor levels of a development situated upon land within the ~~B3-E2~~ Commercial Core zone of the Wollongong City Centre, are specified in clause 2.6.2 in Chapter D13 Wollongong City Centre to this DCP.
8. Large retail or commercial office floor space not requiring continuous and direct connection to the street (e.g. supermarkets) should be ‘wrapped’ by smaller retail shops or commercial offices to avoid blank walls and encourage active street frontages.
9. The retail frontage at street level for individual retail shops / units should match the existing traditional retail shop pattern for the specific retail and business centre.
10. Where sites are amalgamated, the design of any new building should express the existing or prevalent lot structure in the immediate locality.

8.2.210.2.2 Building Appearance

1. New retail or business development shall continue the predominant built form character of the locality, including parapets, floor to ceiling heights and roof pitches.
2. For large buildings including multi-storey mixed use buildings, the treatment of the facades should be designed to provide character, visual legibility and human scale and to delineate the distinct uses.
3. Facades facing each street or lane should be composed as at least three distinct layers. In this respect:
 - (a) The “base” of each building includes the ground floor, and may also include the second and third storey above street level.
 - (b) The “middle” of each building should accommodate at least one level, but not the upper-most storey.
 - (c) The “top” of each building should accommodate the upper-most storey and the roof.
4. New buildings should also maintain the balance of horizontal and vertical proportions of other existing buildings in the locality.
5. The street corners of any new corner building should be strengthened by massing and building articulation to both street frontages. In this regard, ~~Council may permit~~ a variation ~~may be supported~~ to the height limits contained in this DCP (but no greater than the building height limit in the LEP) by permitting an additional 1 – 2 storeys for the corner element of a building where in the opinion of ~~Council~~ the consent authority a strong corner element is necessary for the building. Any such variation to the height limit will only be supported by Council in circumstances where in the opinion of ~~Council~~ the consent authority, the proposed development will exhibit design excellence through the provision a strong corner element in the proposed building.

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6. The profile of parapets and roof top elements should be integrated in the overall roof design of the building.
7. The angle of any pitched roof shall be compatible with existing development.
8. Any development involving the re-use of existing buildings should reinstate any missing façade elements or other decorative details, wherever practicable.
9. The external building materials and finishes of any retail or business development should be sympathetic to the existing fabric and character of buildings within that retail and business precinct.
10. Highly reflective finishes, reflective glass and curtain wall glazing are not permitted above ground floor level.
11. The reflectivity of glazing shall be restricted to less than 20%. A reflectivity diagram may be required where in the opinion of Council has the potential to pose future glare impacts upon pedestrians within public domain areas or motorists travelling past the site.
12. All Development Applications for new buildings or external alterations and additions to existing premises in ~~these C~~centres must be accompanied by a schedule of proposed external building materials and finishes (colours) board which shows the proposed building materials and finishes (colours) to be used on the external facades of the building. An A4 sized photograph of the schedule of external building materials and finishes (colours) board is also required.

8.2.310.2.3 Building Alignment

1. The design of corner buildings should reflect the geometry of the road, topographical conditions of the immediate locality and sight lines.
2. Buildings should be aligned with footpaths to create spatial enclosure and a sense of place.
3. Buildings shall be designed for retail or business uses only at the ground floor of a building. Residential uses are not permitted on the ground floor of any land within a ~~retail or business C~~centre with the exception of access areas for residential uses on upper levels of a building.

8.2.410.2.4 Active Street Frontages

1. All new retail, business or mixed use buildings are required to provide ground level active street frontages.
2. Buildings should contain no more than 5 metres of ground floor wall without a door or window. Windows should make up at least 50% of the ground floor front wall.
3. Buildings with frontages to retail streets are to contribute to the liveliness and vitality of those streets by:
 - (a) Providing product retailing and / or food and drink premises within all enclosed shop fronts;
 - (b) Minimising the extent and visual impact of building entrances, office lobbies, foyers, vehicle entrances and other entries not associated with retail, service areas and fire escapes;
 - (c) Locating activities that may involve queuing (e.g. automatic teller machines) behind building frontages so that footpaths remain free for pedestrian movement; and
 - (d) Providing a high standard of finish to retail shopfronts.
4. All street frontage windows at ground level are to have clear glazing.
5. Display windows with clear glazing to ground floor retail and business premises are required with a maximum window sill height of 0.7 metres above finished ground level.
6. Security grilles are to be fitted only within the retail shopfront. Such grilles are to be transparent and not of any roller door type.

8.2-510.2.5 Urban Design / Streetscape Appearance

1. The siting, form, height and external appearance of any retail or business premise development should be sympathetic with adjoining buildings in the surrounding retail and business precinct in addition to any abutting or nearby residential dwellings.
2. The parapet height of any retail or business premises building must be consistent with the parapet height of the surrounding streetscape of the locality.
3. Any retail or business premises (commercial office) building should feature highly articulated facades, particularly any facades facing road frontages and any abutting residential area, in order to add visual interest to the building.
4. The horizontal form of any building should also be broken up vertically, in order to provide visual relief and interest to the development. The horizontal and vertical emphasis is especially critical for the middle and upper levels of a building.
5. Any retail or commercial office building must be designed to provide active street frontages on the ground floor level of the building to all street frontages and in some cases, Council may require appropriate pedestrian thoroughfare links.
6. External walls should be constructed of high quality and durable materials and finishes with low maintenance costs.
7. Highly reflective finishes are not permitted above ground floor level.
8. An external materials and finishes board and accompanying A4 sized photograph of the external materials and finishes board must be submitted with the Development Application.

8.2-610.2.6 Pedestrian Access

1. Pedestrian through-site routes must be direct without any concealment opportunities and designed to provide clear sightlines from one end to the other.
2. Pedestrian through-site links should be a minimum of 3 metres in width and activated by retail, civic and /or commercial office land uses, wherever possible.
3. The pedestrian through-site links should also be well lit at night-time and publicly accessible at least between 7.00 am to 7.00 pm daily with preference for 24 hour public access. Any such pedestrian link should be designed to provide satisfactory access for all patrons, including patrons using wheelchairs or patrons using strollers for young children.
4. Direct pedestrian access and visual inspection should be provided from the front of the building, to encourage active street frontage to retail shops and business premises.

8.2-710.2.7 Awnings

1. Buildings with frontage to any street must incorporate an awning or colonnade (only in areas where existing buildings have colonnades) along the full length of the building's street frontage.
2. All retail, business or mixed use buildings must provide a continuous awning along the full length of the building's street frontage, in order to provide all weather protection for pedestrians.
3. Awnings should be designed of a solid cantilevered / suspended steel box type section with a minimum soffit height of 3.2 metres, taking into account the grade of the road reserve (footway area).
4. Under awning lighting is required for the majority of ~~retail and business~~ Centres in the LGA, except for the small village (~~local convenience~~) Centres. The under awning lighting should either be recessed into the soffit of the awning or wall mounted on the building.
5. Awnings shall also be designed to provide adequate shade and shelter for pedestrians.
6. All awnings shall be weather sealed to the face of the building to which they are attached.

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7. Awnings shall be setback a minimum of 600 millimetres from the kerb line of the road carriageway.

8.2.810.2.8 Public Domain – Footpath Paving

Note: The public domain includes public areas including footpaths and public reserves.

1. Buildings, street furniture and landscaping are to contribute to the definition of the public/private interface and amenity of the locality.
2. Any large retail centre development may necessitate improvements to the adjoining public domain, particularly footpath areas connecting to the centre.
3. Street furniture and paving shall take into account the needs of people with a disability or decreased mobility and persons with young children and / or with a stroller.
4. Seating should be provided both internally within a shopping centre and externally within the public domain to provide patrons with places to rest or await other family or friends.
5. Pedestrian routes should be clear, safe and well lit to all pedestrians including people with a disability or decreased mobility and children.
6. Footpath paving treatment should be consistent with the relevant Public Domain Technical Manual for the relevant business centre at either Appendix 2 or Appendix 3 to this DCP

Note: Consultation is recommended at an early stage in the planning process with Council's City Planning staff to ascertain the exact requirements for footpath paving treatment and street furniture around the centre.

8.2.910.2.9 Solar access and overshadowing

1. All retail and business developments are to be designed so as to minimise overshadowing impacts and maximise solar access opportunities to any adjoining residential properties and the public domain (public reserves and / or footpaths) in the locality.
2. Solar access shall be maintained for any north facing window of a habitable room of any adjoining residential dwelling and at least 50% of the private courtyard area for a minimum 3 hour continuous period between 9.00 am and 3.00 pm for the 21st June winter solstice period.
3. The submission of shadow diagrams will be required for any new retail, business or mixed use building or any major alterations and additions to an existing retail or business building where in the opinion of Council, the development may pose potential overshadowing impacts upon any residential land use or public domain area. The shadow diagrams will be required for the 9.00 am, 12 noon and 3.00 pm 21 June winter solstice periods, as a minimum.
4. Additional hourly shadow diagrams between 9.00 am to 3.00 pm 21 June may be required where Council is uncertain as to the potential adverse overshadowing impacts upon surrounding properties and / or the public domain. Further, Council may also require additional shadow diagrams for the equinox periods where the overshadowing impact of a development requires further in-depth assessment.

8.2.1010.2.10 Shower and Change Facilities & Parenting Facilities in Large Business Premises / Commercial Office Buildings

1. Any new commercial office / business premises building with a total gross floor area of 10,000 square metres or greater should be provided with suitable shower and change facilities, to encourage staff to use active transport alternatives.
2. Any new commercial office building with a total gross floor area of 10,000 square metres or greater must be provided with suitable parenting facilities.
3. The parenting room should be designed so that it is accessible to both women and men who are responsible for caring of young children.

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4. A minimum of two (2) private cubicles are required for private breast feeding or nappy changing of young children. The required cubicles should be large enough to accommodate a couch and a changing bench. In this regard, a minimum two (2) metre length of change table or an equivalent length of individual drop down change tables is recommended. The change table should be designed with a surface which may be easily cleaned.
5. The provision of a suitable area for the storage of prams/strollers is also required within the parenting facility.
6. A minimum of two (2) adult wash hand basins shall be provided within the parenting facility. The hand basins should be located in close proximity of the change tables, wherever practicable. Additionally, a children’s wash hand basin with a thermostatically controlled water tap with an automatic cut-off shall also be provided within the parenting facility.
7. A dispensing machine is to be provided with disposable nappies together with a suitable method of storage for disposal of soiled disposable nappies.
8. The entrance to the Parenting Room is to have an unobstructed width of 820mm. Operations of doors are to permit ease of use for people with a pram/stroller.
9. The location of parenting room(s) is to be clearly signposted throughout the building.

8.2.11 10.2.11 Advertising Signage

1. Any advertising signage or structure shall be designed in accordance with the requirements of *State Environmental Planning Policy No. 64 – Advertising and Signage*.

8.2.12 10.2.12 Wind Impact Assessment

1. The maximum threshold wind (gust velocity) criteria to be met by new buildings, in order to maintain public safety and pedestrian comfort is contained in the Table below:

Table 2: Acceptable Criteria for Environmental Wind Conditions

ANNUAL MAXIMUM GUST SPEED	PUBLIC DOMAIN / PRECINCT
10 m/s	Retail Precincts / Active street frontages (including outdoor restaurants / cafes)
13 m/s	Major public domain areas (pedestrian footways areas and parks)
16 m/s	Other Roads in the locality

2. For any building involving a height of 32 metres or more, a wind impact assessment report will be required to be submitted with the Development Application. The wind impact assessment report shall be prepared by a suitably qualified and experienced engineering consultant.
3. Any wind impact assessment should take into consideration all of the following potential wind flow effects:-
 - (a) Downwash effects – The rush of air down the exposed face of a building;
 - (b) Corner acceleration effects – When wind is forced to bend around the corner of a building it tends to accelerate;

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- (c) Flow separation effects – When wind flowing along a surface suddenly detaches from that surface and the resultant energy dissipation produces turbulence in the flow;
 - (d) Flow channelling effects – “street canyon” effect where a large volume of air is funnelled and forced to travel within a constricted pathway and to maintain continuity the wind must speed up as it passes between the two buildings; and
 - (e) Direct exposure effects – where little upstream shielding is provided and the mean and gust velocity of the wind flow is unabated during a key prevailing wind direction.
4. Any wind impact assessment report should provide recommended wind abatement measures such as architectural features, full length awning protection, street tree or landscape planting etc, in order to inhibit wind flows through the specific locality.
5. Any building involving a height greater than 50 metres, a wind tunnel assessment will also be required to be included in the wind impact assessment report.

8.2.13 10.2.13 Access, Car parking and Servicing

1. Provision shall be in accordance with the Access, Car parking and Servicing Chapter in Part E of this DCP, except where otherwise stated in this part of the DCP.

8.2.14 10.2.14 Access for People with a Disability

1. The provision for a continuous path of travel is required for all development to ensure equitable access for all people including people with a disability. Refer to Access for People with a Disability Chapter in Part E of the DCP.

8.2.15 10.2.15 Land Consolidation

1. Where a development spans several allotments, consolidation of these allotments will be required as a condition of consent.

911 GENERAL DESIGN REQUIREMENTS FOR RETAIL SHOPPING CENTRES

9.411.1 Objectives

- (a) To ensure the siting, form, height and external appearance of an enclosed shopping centre is sympathetic with adjoining buildings in the surrounding retail and business precinct in addition to any abutting or nearby residential dwellings.
- (b) To ensure any proposed retail shopping centre is designed to provide active street frontages along any key pedestrian route(s).
- (c) To ensure pedestrian links are provided between any large shopping centre and other parts of the retail precinct as well as car parking areas and / or public transport links.
- (d) To ensure all car parking areas and pedestrian routes between the shopping centre and car parking areas are well designed and well lit to improve pedestrian safety and to minimise car theft or vandalism.
- (e) To ensure all new retail shopping centres provide sufficient car parking to meet peak demand and that all entry and exit points to / from the car parking facility are designed to address any potential adverse traffic flow or traffic safety issues.

- (f) To ensure all retail shopping centre developments provide for integrated loading dock facilities, which provide separate truck access to / from the site away from car parking areas, wherever practicable.
- (g) To provide adequate loading dock facilities and manoeuvring areas which are capable of accommodating both semi-trailers and large rigid trucks.

9.211.2 Development Controls

9.2.111.2.1 Location of Retail Shopping Centres

1. All new retail shopping centres shall be located on land within business zones, other than the ~~B6 E3 Productivity Support Enterprise Corridor and B7 Business Park~~ zones. Further, the location of any new shopping centre must be consistent with the ~~retail and business~~ Centres Hierarchy strategy outlined within this chapter of the DCP.

9.2.211.2.2 Urban Design / Streetscape Appearance

1. The siting, form, height and external appearance of an enclosed shopping centre should be sympathetic with adjoining buildings in the surrounding retail and business precinct in addition to any abutting or nearby residential dwellings.
2. The parapet height of any retail shopping centre building must be consistent with the parapet height of the surrounding streetscape of the locality.
3. Any retail shopping centre should feature highly articulated facades, particularly any facades facing road frontages and any abutting residential area.
4. The horizontal form of any multi-level retail shopping centre should also be broken up vertically, in order to provide visual relief and interest to the development.
5. Any proposed retail shopping centre shall be designed to provide active street frontages for the ground floor level of the building to all street frontages and pedestrian thoroughfare links.

9.2.311.2.3 Pedestrian Linkages

1. Pedestrian links are required to be provided between the proposed shopping centre and other parts of the retail precinct as well as car parking areas and / or public transport links. Any pedestrian link must take into account the pedestrian desire lines of the subject retail and business precinct as well as any surrounding residential locality. The pedestrian thoroughfare links should also consider the location of any existing or planned public transport facilities such as railway stations, bus stops or taxi stands.
2. Any pedestrian linkage should be designed in a way to provide active retail shop frontages along the pedestrian walkway, wherever possible. Pedestrian links should also be sufficiently wide and direct to the surrounding retail and business precinct, to promote pedestrian safety and security.
3. The width for any pedestrian entrance link to an enclosed retail shopping centre should be a minimum of 4 metres with provision of natural sunlight access into at least 30% of the length of the pedestrian walkway, wherever practicable.
4. All thoroughfares, lifts, travelators, and lobbies shall be designed in accordance with *Australian Standard AS1428.2*.

9.2.411.2.4 Car Parking Facilities

1. The provision of car parking for retail shopping centres shall be in accordance with the requirements of the Car Parking Chapter in Part E of this DCP.
2. The proposed operation of a public car park within the car parking facility of a centre will require approval from Council under Part F of Chapter 7 of the *Local Government Act 1993* prior to the commencement of the public car park. This approval may be obtained at the same time as development consent.

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3. Any Development Application for the proposed operation of a public car park within a shopping centre must be supported by a Statement of Environmental Effects and full architectural details which show the location of the proposed boom gates / ticketing machines and pay booth facilities within each level of the car parking facility.
4. The location of any proposed boom gates at the main entry into the car parking facility of the centre must be designed to provide sufficient queuing lengths within the facility. A minimum queuing length for 15 vehicles is required, in order to ameliorate any potential queuing impact upon the public road network, in the locality. The queuing length must however be commensurate to the size of the retail shopping centre and based on the predicted peak parking demand of the car parking facility.
5. The Statement of Environmental Effects must identify the number of car parking spaces proposed to be part of the public car park as well as the number of car parking spaces to be allocated to employees of retail tenancies in the centre.
6. The Statement of Environmental Effects must also specify the timeframes for any proposed free parking and paid parking in the public car park.

9.2.5 11.2.5 Drop – Off / Pick Up Zone

1. For larger retail shopping centres, a drop-off and pick-up zone for taxis and other vehicles is required, to enable good direct accessibility to the shopping centre, particularly for people with a disability, the frail, aged or persons with a stroller / pram. This facility should be provided within 40 metres to a main entrance to the shopping centre and should be designed within the main car parking area and not directly off any public road.

9.2.6 11.2.6 Shopping Trolley Bays

1. The provision of shopping trolley bays within the car parking areas should be designed commensurate with nature and size of the shopping centre.
2. The provision of shopping trolley bays based on a maximum radial distance of 50 metres from any car parking space is recommended.

9.2.7 11.2.7 Loading Dock Facilities

1. All retail shopping centre developments shall provide an integrated loading dock facility within the rear or side of the building. The loading dock facilities and manoeuvring areas shall be capable of accommodating both semi-trailers and large rigid trucks.
2. Loading docks shall be located so they are not visible from any adjoining residential area and do not transmit excessive noise onto any adjoining residential area.
3. Loading docks shall be positioned wherever possible, away from the street frontage. Where such facilities can only be provided to the street frontage, appropriate landscaping will be required in front of the loading facility to adequately screen the development.
4. The submission of a noise impact assessment report may be required with a Development Application where loading dock facilities are proposed to be positioned in proximity to any adjoining noise sensitive land uses such as residential dwellings and educational establishments.

9.2.8 11.2.8 Parenting Facilities, Toilet and Other Facilities in Retail Shopping Centre Complexes

1. Any new retail shopping centre or alterations and additions to an existing retail shopping centre which has a total gross floor area of 4,000 square metres or greater shall be provided with suitable parenting facilities.
2. The parenting room is to be designed so that it is accessible to both women and men who are responsible for caring of young children.
3. For retail shopping centres ranging between 4,000 square metres up to 10,000 square metres, a minimum of two (2) private cubicles are required for private breast feeding or nappy changing of young children.

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4. Retail shopping centres greater than 10,000 square metres, a minimum of four (4) private breastfeeding / nappy changing cubicles will be required to be provided. The required cubicles must be large enough to accommodate a couch and a changing bench. In this regard, a minimum two (2) metre length of change table or an equivalent length of individual drop down change tables is required. The change table must be designed with a surface which may be easily cleaned.
5. The provision of a suitable area for the storage of prams/strollers is also required within the parenting facility.
6. For retail [shopping](#) centres ranging between 4,000 square metres up to 10,000 square metres in gross floor area, a minimum of one (1) microwave oven shall be provided within the parenting facility for the heating of milk bottles. For [retail shopping](#) centres involving a gross floor area of greater than 10,000 square metres, two (2) microwave ovens shall be provided within the parenting facility.
7. A play area for children/siblings (whilst the parent is feeding or changing nappy of young child) should be provided within the parenting facility for retail shopping centres involving a gross floor area of 10,000 square metres or greater. This play area must be designed to provide adequate surveillance from each private cubicle and should include a range of child friendly toys.
8. A minimum of two (2) adult wash hand basins shall be provided within the parenting facility. The hand basins should be located in close proximity of the change tables, wherever practicable. Additionally, a children's wash hand basin with a thermostatically controlled water tap with an automatic cut-off shall also be provided within the parenting facility.
9. Children's toilets are to be provided at a ratio of two toilets for floor areas up to 10,000 square metres and one additional toilet for each 5,000 square metres or part thereof of floor area over 10,000 square metres (NOTE: Doors to children's toilet areas are to be closable but not lockable).
10. Adult's toilets and disabled toilets are to be provided in accordance with the requirements of the Building Code of Australia. (NOTE: The toilets are to be designed to allow the user to take a pram/stroller into the toilet with them and allow easy movement).
11. A dispensing machine is to be provided with disposable nappies together with a suitable method of storage for disposal of soiled disposable nappies.
12. The entrance to the Parenting Room is to have an unobstructed width of 820mm. Operations of doors are to permit ease of use for people with a pram/stroller.
13. The location of parenting room(s) is to be clearly signposted throughout the shopping centre.
14. Any new shopping centre with a total gross floor area of 10,000 square metres or greater should also be provided with suitable shower and change facilities, to encourage staff to use active transport alternatives.

9.2.911.2.9 Community Facilities and Public Domain Areas

1. Community facilities and public domain areas should be included in any proposed major retail shopping centre. In this regard, the provision of public plaza areas with seating and planting is also encouraged. Such facilities provide opportunities for community meeting areas within the larger retail [shopping](#) centres and provide lunchtime seating for workers in the surrounding area.
2. Other additional facilities such as children's seating and children's playground areas are recommended to be provided for retail shopping centres involving a gross floor area of 20,000 square metres or more.

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4012 GENERAL BUILDING DESIGN REQUIREMENTS FOR FAST FOOD RESTAURANTS

40.112.1 Objectives

- (a) To ensure all fast food restaurants provide appropriate car parking and drive-through queuing facilities, to cater for peak demand.
- (b) To restrict fast food restaurants from having direct vehicular access to / from a classified road where alternative access is available.
- (c) To encourage the provision of suitable parenting facilities in larger fast food restaurants.

40.212.2 Development Controls

40.2.112.2.1 Car Parking and Drive-Through Queuing Requirements

1. Any fast food restaurant shall provide car parking in accordance with Part E of the DCP.
2. Any drive-through facility shall be designed to make provision for queuing facilities for a minimum of 12 vehicles with at least 4 car queue lengths available from the meal initial order point.
3. The drive-through facility should also be designed to minimise any potential vehicular conflicts arising between vehicles entering into or reversing out of car parking spaces within the site and vehicles using the drive-through facility.

40.2.212.2.2 Access Denial to Classified Roads Where Alternate Access Arrangements are Available

1. Any fast food restaurant development will be denied direct vehicular access to a classified road where alternate road access is available from a secondary road. In the event that any such proposed development is ultimately granted development consent, a condition of consent will be imposed requiring the creation of a restriction as to the use of land prohibiting vehicular access to the specific classified road pursuant to the provisions of Section 88B of the *Conveyancing Act 1919*.

40.2.312.2.3 Parenting Facilities in Fast Food Restaurants

1. Any new fast food restaurant with a gross floor area of 300m² or more shall be provided with suitable parenting facilities. The parenting room is to be designed so that it is accessible to both women and men who are responsible for caring of young children. A minimum of two (2) private cubicles are required for private breast feeding or nappy changing of young children. The required cubicles must be large enough to accommodate a seat and a changing bench. In this regard, a minimum two (2) metre length of change table or an equivalent length of individual drop down change tables is required. The change table must be designed with a surface which may be easily cleaned.
2. The provision of a suitable area for the storage of prams/strollers is also required within the parenting facility.
3. A minimum of two (2) adult wash hand basins shall be provided within the parenting facility. The hand basins should be located in close proximity of the change tables, wherever practicable. Additionally, a children's wash hand basin with a thermostatically controlled water tap with an automatic cut-off shall also be provided within the parenting facility.
4. The entrance to the Parenting Room is to have an unobstructed width of 820mm. Operations of doors are to permit ease of use for people with a pram/stroller.
5. The location of parenting room(s) is to be clearly signposted in the building.

4113 PERIPHERAL SALES (BULKY GOODS) PRECINCTS

41.113.1 General

1. The location of any new peripheral sales (bulky goods retailing) development shall be restricted to lands zoned ~~B3-E2 Commercial Core-Centre~~ or ~~B6-E3 Productivity Support Enterprise-Corridor~~.

41.1.113.1.1 Wollongong City Centre Enterprise Corridor

General

1. The Wollongong City Centre is the regional city for the Illawarra Region and is the highest order retail centre in the retail hierarchy. Therefore, retail and peripheral sales (bulky goods) retailing will continue to be encouraged within the ~~B3-E2 Commercial Core-Centre~~ or ~~the E3 Productivity Support B6-Enterprise-Corridor~~.
2. The specific planning controls for any proposed peripheral sales (bulky goods) retailing development within the Wollongong City Centre is contained in Chapter D13 Wollongong City Centre in Part D of the DCP.

41.1.213.1.2 Kemblawarra Periphery Sales (Bulky Goods) Retail Precinct

1. General

- (a) The Kemblawarra peripheral sales (bulky goods retailing) precinct is located along King Street and Shellharbour Road, approximately 300 metres to the south of the Warrawong sub-regional shopping centre. The role and function of the Kemblawarra retail precinct is centred on bulky goods or peripheral sales.
- (b) The Kemblawarra bulky goods retailing precinct is characterised by a large scale floor space, high level of accessibility with large car parking areas and high exposure to passing vehicular traffic which cannot be found within the traditional areas of retail activity.
- (c) This precinct represents the most significant concentration of peripheral sales (bulky goods) in the Illawarra Region and its trade area extends throughout the majority of the Wollongong Local Government Area and the northern part of the Shellharbour Local Government Area.

2. Development Controls

- (a) Any new retail development within this precinct shall be limited to bulky goods retailing showrooms or take away food or drink premises only.
- (b) Any new bulky goods retailing will require the redevelopment of lands within the existing bulky goods retailing precinct which is bounded by King Street and the western side of Shellharbour Road.

41.1.313.1.3 Fairy Meadow Periphery Sales (Bulky Goods) Retail Precinct

1. General

- (a) The Fairy Meadow bulky goods retail precinct is essentially concentrated along the Princes Highway between Mount Ousley Road and the intersection of Flinders Street and the Northern Distributor. The precinct contains a range of bulky goods retailing outlets and a number of national brand take away restaurant outlets as well as some data processing businesses.

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- (b) The trade area of the Fairy Meadow periphery sales (bulky goods) retail precinct extends from the central and northern parts of Wollongong Local Government Area. This precinct has prominent frontage to the Princes Highway at the principal northern gateway to the city and has a high level of visual exposure to passing vehicular traffic. The precinct is also within 1 kilometre from the Southern Freeway which allows direct and convenient access to / from the immediate locality and the wider region.

41.1.413.1.4 Flinders Street Enterprise Corridor

1. General

1. The Flinders Street Enterprise Corridor is situated on the western side of Flinders Street and is bounded by Flinders Street, the railway line (ie near North Wollongong railway station) southwards to Smith Street.
2. The Flinders Street Enterprise Corridor is an emerging peripheral sales (bulky goods) retail precinct. The future trade area for this bulky goods precinct is likely to primarily cater for the surrounding Wollongong City Centre and North Wollongong business zones and surrounding residential areas.

41.213.2 Minimum Floor Area Requirements

41.2.413.2.1 Objectives

- (a) To ensure bulky goods retailing showrooms are of sufficient size and dimension to allow for a range of bulky good type operations.
- (b) To restrict the number of smaller tenancies within multi-tenancy bulky goods retailing complexes, in order to encourage a range of larger bulky goods retailing outlets.

41.2.213.2.2 Development Controls

1. Any new peripheral sales (bulky goods retailing) development shall be subject to a minimum gross floor area of 2,000m².
2. Any small tenancies (i.e. <500m²) within a multiple tenancy bulky goods retailing development shall be restricted to a maximum of 5% of the total gross floor area of the development.

41.313.3 Building Appearance

41.3.413.3.1 Objectives

- (a) To ensure all large bulky goods retailing showroom buildings are broken up through building articulation and varied architectural elements or treatments, in order to provide visual interest to the building.
- (b) To ensure buildings located on corner allotments incorporate architectural corner features to add visual interest to the building.
- (c) To ensure all new buildings incorporate decorative roof elements and avoid bulky roof forms.
- (d) To ensure all rooftop or exposed structures are suitably screened and integrated with the building, in order to improve the visual appearance of the building.

41.3.213.3.2 Development Controls

1. The external front façade of all bulky goods showroom buildings fronting public roads shall be of a high quality glass, decorative finished concrete or face brick construction. The external façade

- treatment shall also feature a minimum 6 metre return around the front of the building to the sides of the building.
2. The maximum reflectivity of any glazing shall not exceed 20%, in order to minimise any potential glare impacts upon surrounding properties or motorists.
 3. The submission of a schedule of proposed external building materials and finishes shall be provided with the Development Application.
 4. Large unrelieved expanses of walls or building mass are required to be broken up through building articulation, vertical and horizontal modulation and / or alternative architectural enhancements, in order to provide visual relief.
 5. Other architectural elements or treatments may include (but are not limited to) the following:
 - (a) Varied building materials and external finishes on the building façade;
 - (b) Roof forms and parapets to create an interesting skyline;
 - (c) Vertical fin walls;
 - (d) Sun shading devices; and
 - (e) Public art works on the building and in front of the building.
 6. Any proposed building on a dual road frontage lot will be required to be designed to incorporate varied architectural features for both road frontages with the building being orientated towards the major road frontage.
 7. Buildings located on corner allotments shall be designed to address both street frontages in terms of façade treatment and articulation of the building and the roofline form. Any building on a corner lot must incorporate architectural corner features to add visual interest to the building.
 8. Where blank walls on street frontages are unavoidable for new buildings, the building shall feature decorative wall elements and / or vertical fin elements as well as varying roofline elements, in order to provide visual interest to the building.
 9. The placement of roller shutters, loading docks and other building openings shall wherever possible be provided at the rear or side of the building.
 10. Showroom display areas, ancillary offices and other low – scale elements should be, wherever practicable, located at the front of the building and constructed of glass, decorative finished concrete or face brick materials.
 11. The main entry to the building shall be easily identifiable from the street and directly accessible from the front of the building or driveway in the case of a multi-unit complex.
 12. Large floor plate buildings must provide an open face to the public domain, especially at street level.
 13. Buildings should incorporate decorative roof elements and avoid bulky roof forms.
 14. Roofing materials should be constructed of low reflective materials and / or finishes.
 15. All rooftop or exposed structures including plant rooms, air conditioning, ventilation and exhaust systems are to be suitably screened and integrated with the building in order to guarantee an integrated appearance.
 16. Natural lighting must be incorporated into the design for large-scale bulky goods showroom buildings.

Part B – Land Use Based Controls

Chapter B4: Development in Centres and Peripheral Sales Precincts

11.4.13.4 Safety and Security

11.4.13.4.1 Objectives

- (a) To ensure safety and security measures are incorporated in the design of all bulky goods retailing complexes, to provide clearly defined and well lit building entrances and to maximise natural surveillance and sight line opportunities.
- (b) To ensure adequate lighting and directional signage is provided to all pedestrian walkways between car parks and the bulky goods showroom(s) and vice versa.

11.4.213.4.2 Development Controls

- 1. The front door to a building should face the road, wherever possible.
- 2. Any administration offices or showrooms must be located at the front of the building with windows facing the public road.
- 3. The street number of the building must be visible from the street to allow visitors and emergency service vehicles to easily identify the building.
- 4. Lighting (including bollard lighting) should be provided to the external entry path and the car parking area using vandal resistant light fixtures.
- 5. All developments are to comply with the principles of Crime Prevention through Environmental Design (CPTED) as referred to in Chapter E2 of the DCP.

11.5.13.5 Car Parking Requirements

11.5.13.5.1 Objective

- (a) To ensure all bulky goods retailing developments provide appropriate car parking, to cater for peak demand.

11.5.213.5.2 Development Controls

- 1. Car parking shall be provided in accordance with the requirements stated in the Access, Parking and Servicing Chapter in Part E of this DCP.

11.6.13.6 Loading Dock Facilities, Vehicular Access and Manoeuvring Requirements

11.6.13.6.1 Objectives

- (a) To ensure all bulky goods retailing developments provide satisfactory loading dock facilities, access and manoeuvring areas on-site, to cater for rigid or articulated trucks.
- (b) To minimise the visual and amenity impacts of loading dock facilities onto adjoining residential areas.

11.6.213.6.2 Development Controls

- 1. Loading dock facilities, vehicular access and manoeuvring shall be provided in accordance with the requirements stated in the Access, Parking and Servicing Chapter in Part E of this DCP as well as the requirements stated in this section.
- 2. Each bulky goods showroom development shall be provided with a suitable loading bay external to the building.

Part B – Land Use Based Controls

Chapter B4: Development in Centres and Peripheral Sales Precincts

3. All loading and unloading activities associated with the bulky goods business shall take place wholly within the loading bay, at all times. No loading or unloading activity shall take place within any car parking area (except the loading of goods into customer’s motor vehicles), landscaping area, pedestrian footway or any road reserve.
4. Each bulky goods showroom development shall provide a suitable loading bay facility which is designed to accommodate a large rigid truck. However, buildings with a gross floor area of greater than 3,000 square metres shall provide loading dock facilities and manoeuvring areas capable of accommodating both articulated vehicles and heavy rigid trucks.
5. Loading docks shall be located so they are not visible from any adjoining residential area and do not adverse noise impacts on adjoining residential areas.
6. Loading docks shall be positioned wherever possible, away from the street frontage. Where such facilities can only be provided to the street frontage, appropriate landscaping will be required in front of the loading facility to adequately screen the development.
7. As per the provisions of C2.4 of the Building Code of Australia, emergency vehicular access must be provided from a public road. In this respect, the internal access road must have an unobstructed 6 metre width with no part of the building being more than 18 metres away from the access road. The minimum 6 metre wide access road shall be reserved for vehicular and pedestrian access only and not built upon or used for any other purpose.

41.7.13.7 Access Arrangements on Arterial and Sub-Arterial Roads

41.7.13.7.1 Objectives

- (a) To ensure all proposed bulky goods retailing development fronting an arterial or sub-arterial road provides a suitable deceleration lane from the road, in order to minimise any potential adverse traffic flow or safety issues.
- (b) To provide for internal access connection between car parking areas of any new bulky goods retailing development with any existing bulky goods retailing facility, in order to minimise potential adverse traffic flow or safety issues.

41.7.213.7.2 Development Controls

1. Any proposed bulky goods retailing showroom upon land fronting an arterial or sub-arterial road will require the provision of a deceleration lane within the boundaries of the site, in accordance with the AUSTRROADS design requirements. The relocation of street infrastructure assets shall be undertaken at full cost of the developer.
2. Any proposal for a bulky goods retailing showroom (fronting an arterial road or sub-arterial road) which adjoins an existing bulky goods retailing showroom must be designed to make provision for internal access connection between the car parking areas of the two sites, wherever practicable. This access shall be made legal by the establishment of appropriate rights of way under the *Conveyancing Act 1919*.

41.8.13.8 Interconnectivity of Car Parking & Access Arrangements – Kemblawarra Bulky Goods Retailing Precinct

41.8.13.8.1 Objectives

- (a) To provide for internal access connection between car parking areas of any new bulky goods retailing development with any existing bulky goods retailing facility, in order to minimise potential adverse traffic flow or safety issues.
- (b) To ensure all car parking facilities and access arrangements are consistent with best practice standards.

Part B – Land Use Based Controls

Chapter B4: Development in Centres and Peripheral Sales Precincts

11.8.213.8.2 Development Controls

1. Any new bulky goods retailing development or redevelopment of any existing site within the Kemblawarra and Fairy Meadow peripheral sales (bulky goods retailing) precincts shall be designed to provide interconnectivity of the car parking areas with other adjoining bulky goods retailing developments, wherever practicable.
2. Any new development must be designed to ensure all car parking and vehicular access arrangements link up to the common property boundary with any adjoining bulky goods retailing development where the layout of the adjoining car parking and access arrangements would enable interconnectivity with the subject development site.
3. All car parking and access arrangements are to be designed to comply with the requirements of *Australian Standard AS 2890.1*, in order to ensure transitional gradients in the access roads within the car parking areas are in place to guarantee satisfactory linkage with the car parking area on the adjoining site.

11.9.113.9 Access Denial to Classified Roads Where Alternate Access Arrangements is Available

11.9.113.9.1 Objective

- (a) To restrict direct vehicular access to / from a classified road, where alternative access is available.

11.9.213.9.2 Development Controls

1. Any new bulky goods retailing development will be denied direct access to a classified road where alternate road access is available from a secondary road. In the event that any such proposed development is ultimately granted development consent, a condition of consent will be imposed requiring the creation of a restriction as to the use of land prohibiting vehicular access to the specific classified road pursuant to the provisions of Section 88B of the *Conveyancing Act 1919*.

11.10.113.10 Landscaping Requirements

11.10.113.10.1 Objectives

- (a) To ensure that landscaping is provided to enhance the streetscape appearance of buildings and associated car parking areas.
- (b) To screen loading dock facilities and outdoor storage areas from public viewing, wherever practicable.
- (c) To provide appropriate landscaping within the front property boundary to public roads, in order to visually soften the external appearance of larger bulky goods showroom buildings or complexes.

11.10.213.10.2 Development Controls

1. All bulky goods showroom developments shall provide landscaping in accordance with the Landscaping Chapter in Part E of this DCP.
2. Landscaping is required to be integrated with the overall development and should be used to improve the streetscape appearance of industrial development and associated car parking and loading areas.
3. The provision of dense landscaping within the front property boundary to public roads is required in order to visually soften the bulk of large developments when viewed from the public road.
4. A minimum 10% of the site area is required to be landscaped. The majority of such landscaping should be provided within the front property building line setback area and the side property boundaries.

5. Where an existing site has less than 10% landscaping for the total site area, Council will seek to achieve the provision of 10% landscaping on any unused portion of the land or within surplus car parking areas.

41.11.13.11 Outdoor Storage Areas

41.11.13.11.1 Objectives

- (a) To ensure outdoor storage areas are appropriately accommodated on-site.
- (b) To minimise the visual impact of outdoor storage areas on the streetscape of the locality.

41.11.13.11.2 Development Controls

1. Where any storage area for raw materials or finished goods is proposed to be provided outside the confines of the building, full details of the storage area will require formal development consent.
2. All outdoor storage areas are to be positioned at the rear or side of buildings with no storage areas being permitted within the front setback area of either the primary street frontage or any secondary street frontage.
3. Outdoor storage areas shall be adequately screened from public view by a minimum 2 metre high masonry fence.
4. The maximum height of goods and materials stored within the storage area shall be restricted to no more than the height of the screening structure.

41.12.13.12 Fencing

41.12.13.12.1 Objectives

- (a) To restrict fencing to palisade or decorative open style metal type fencing only along the front property boundary.
- (b) To prevent the use of sheet metal or chain wire fencing along the front property boundary.
- (c) To encourage the use of colourbond, decorative masonry or timber lapped and capped fencing, where residential development directly abuts the side or rear common property boundaries.

41.12.13.12.2 Development Controls

1. All fencing shall be constructed of palisade or decorative open style metal type fencing with a maximum 2.4 metre height.
2. The use of sheet metal fencing or chain wire fencing on the front property boundary is not permitted.
3. In cases where residential land uses abut the common side or rear property boundary, timber paling, colorbond or decorative masonry fencing may be permitted in order to provide appropriate visual relief to any adjoining residential development.
4. All front entry gates shall be constructed to swing inwards into the site, at all times.
5. Masonry retaining walls along the street frontage shall be restricted to 600mm in height.

Part B – Land Use Based Controls

Chapter B4: Development in Centres and Peripheral Sales Precincts

~~11.13~~13.13 Advertising Structures / Signs

~~11.13.1~~13.13.1 Objectives

- (a) To restrict the proliferation of advertising signage along road frontages for any multi-tenancy bulky goods showroom complex, through the use of a single common directory pylon sign.
- (b) To ensure that advertising signs complement the architectural style of the building(s).
- (c) To ensure that advertising signs and structures do not cause any adverse traffic hazards to motorists, cyclists and pedestrians.

~~11.13.2~~13.13.2 Development Controls

- 1. A single corporate pylon sign on the main road frontage of the site incorporating all tenants within the bulky goods showroom complex will only be permitted.
- 2. All advertising signage or structures on individual buildings / units in a bulky goods showroom complex shall be in accordance with the requirements of *State Environmental Planning Policy No. 64 – Advertising and Signage*, any State Code and in accordance with the Advertising Signage chapter in Part C of this DCP.

~~12.14~~ WORKS IN THE PUBLIC DOMAIN

~~12.1.1~~14.1.1 Objective

- (a) To ensure new footpath paving and / or other public domain works are carried out in accordance with Council's public domain design and construction specifications.

~~12.1.2~~14.1.2 Development Controls

- 1. Any development requiring works to be carried out within the public domain in the Wollongong City Centre will be subject to compliance with the requirements of the Wollongong City Centre Public Domain Technical Manual at Appendix 2 to this DCP and any other Council requirements.
- 2. Any development requiring works to be carried out within the public domain within the other ~~business~~ Centres in the LGA will be subject to compliance with the requirements of the Business Centres Public Domain Technical Manual at Appendix 3 to this DCP and any other Council requirements.

ITEM 5

PUBLIC EXHIBITION - DRAFT COMMUNITY PARTICIPATION PLAN AMENDMENTS AND DRAFT POLICIES FOR COUNCIL RELATED DEVELOPMENT

The *Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2023* will commence on 3 April 2023. The purpose of the amendment is to ensure the planning system remains transparent and accountable in relation to Council-related development.

The Amendment Regulation requires Council to prepare a formal policy for the management of any potential conflicts that may arise in relation to Council-related development, and prepare a management strategy to be published on the NSW Planning Portal with exhibited development applications. The Amendment Regulation also require an update to Council's Community Participation Plan.

The purpose of this report is to seek a Council resolution to exhibit a suite of documents to comply with the *Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2023*, to allow community and stakeholder feedback.

RECOMMENDATION

The following documents be exhibited for a minimum period of 28 days to enable community and stakeholder feedback:

- a Draft Council Policy: Managing Conflict of Interest for Council related Development,
- b Draft Management Statement: Council-related Development,
- c Draft updated Community Participation Plan;
- d Draft Register of Development Applications and development consents for Council-related development.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Draft Updated Community Participation Plan (with tracked changes)
- 2 Draft Conflict of Interest Management Statement: Council Related Development
- 3 Draft Council Policy: Managing Conflict of Interest for Council Related Development
- 4 Draft Register

BACKGROUND

A Council-related development application is defined as a development application for which the Council is the consent authority, that is –

- (a) *made by or on behalf of the Council, or*
- (b) *for development of land –*
 - (i) *of which the council is an owner, a lessee or a licensee, or*
 - (ii) *otherwise vested in or under the control of the council. Land vested in or under the control of the Council includes public land within the meaning of the Local Government Act 1993.*

Council prepares local planning policies and assesses and determines development applications. Council can also be a developer, landowner or hold a commercial interest in land. Where Council has this dual role, an inherent conflict can arise. Identifying these conflicts early and finding ways to address them is crucial to good governance and allows Council to strengthen its relationship with communities and build and enhance trust.

The Regulation requires Council to manage conflicts of interest that may arise in connection with Council-related development applications because the Council is often the consent authority. The amendment to the Regulation commences on 3 April 2023. Existing Council Development Applications currently under assessment are not affected.

PROPOSAL

The Amendment Regulation has resulted in the need to -

- 1 Update Council's Community Participation Plan;
- 2 Prepare a conflict of interest management statement to be published on the NSW Planning Portal with exhibited council-related development applications;
- 3 Adopt a formal policy for the management of any potential conflicts that may arise in relation to Council-related development; and
- 4 Keep a register of development applications and development consents for Council-related development.

1 Update Council's Community Participation Plan (CPP)

On 18 November 2019 Council adopted the Community Participation Plan. Schedule 1 of the *Environmental Planning and Assessment Act 1979* specifies the community participation requirements in relation to planning matters, particularly in relation to how Development Applications and draft Planning Proposals are exhibited.

The Amendment Regulation requires an update to Schedule 1 to introduce a minimum public exhibition period for a Council-related development application of 28 days.

A review of the CPP has also identified the need for further updates and edits, as follows -

- Updating the document date from 2019 to 2023.
- Update references to Department of Planning and Environment (from previous Department of Planning, Industry and Environment).
- Procedures for Planning Proposals to be updated to reflect Department of Planning and Environment's publication "Local Environmental Plan Making Guideline 2021".
- Additional information to be included under Planning Proposals: "Once lodged and accepted, preliminary consultation may be undertaken to inform the preparation of the report, depending on the complexity of the proposal. Council will prepare an exhibition web page for each Planning Proposal request."
- "Where you can view proposals" - bullet point explaining the community can find information about DAs for integrated and designated developments from the newspaper to be replaced with the Public Notices web page. This change reflects the 2020 amendment to the former Regulations, that no longer require Development Applications to be advertised in local papers.
- Updating some links (e.g. to external websites) throughout the document.
- "How you can Participate" – email address option to be added. Submit your feedback – "ourwollongong" page to be referenced for Planning Proposals, Planning Agreements and Council Policies.
- "How we will respond" – the following to be added: "When we receive your submission by email an automated response will be sent to confirm we have received your submission".
- Schedule 1: Planning Proposals for Local Environmental Plans subject to a Gateway Determination – updated time frames for consultation to be included to reflect Department of Planning and Environment's publication "Local Environmental Plan Making Guideline 2021".
- Schedule 3: references to SEPPs to be updated.
- Appendix 1: website links to be updated.

Attachment 1 contains a copy of the updated draft CPP.

2 Draft Conflict of Interest Management Statement: Council-related Development

The Amendment Regulation requires Council to prepare a conflict of interest management statement to be published on the NSW Planning Portal with exhibited Council-related development applications.

Schedule 2 of the *Local Planning Panels Direction – Development Applications and Applications to Modify Development Consents* includes development where there potentially may be a conflict of interest:

SCHEDULE 2

1. Conflict of interest

Development for which the applicant or land owner is:

- (a) the council,
- (b) a councillor,
- (c) a member of council staff who is principally involved in the exercise of council's functions under the *Environmental Planning and Assessment Act 1979*,
- (d) a member of Parliament (either the Parliament of New South Wales or Parliament of the Commonwealth), or
- (e) a relative (within the meaning of the *Local Government Act 1993*) of a person referred to in (b) to (d).

but not development for the following purposes which requires:

- (a) internal alterations and additions to any building that is not a heritage item,
- (b) advertising signage,
- (c) maintenance and restoration of a heritage item, or
- (d) minor building structures projecting from the building facade over public land (such as awnings, verandas, bay windows, flagpoles, pipes and services, and sun shading devices).

The Local Planning Panels Direction identifies the development applications and modifications to be referred to the Local Planning Panel for determination on behalf of Councils.

Under State Environmental Planning Policy (Planning Systems) 2021 Schedule 6, Council is also currently required to refer Council-related development over \$5 million to the State Regional Planning Panel for determination.

A draft Management Statement: Council Related Development has been prepared, based on a template provided for this purpose by the Department of Planning and Environment (Attachment 2).

The key proposed strategies for Council to manage potential conflicts of interest are listed in the draft Statement as follows -

- Council-related applications and approvals to modify development consents will be referred to the Wollongong Local Planning Panel for determination, as required by Schedule 2 of the Local Planning Panels Direction – Council is not the consent authority.
- Council-related development over \$5 million will be referred to the Southern Regional Planning Panel for determination – Council is not the consent authority.
- Certification of Council-related development must be undertaken in accordance with the requirements of the Conflict-of-Interest Provisions detailed in the Building and Development Certifiers Act 2018 and the Building and Development Certifiers Regulation 2020.

3 Draft Council Policy: Managing Conflict of Interest for Council Related Development

The Amendment Regulation requires Council to adopt a formal policy for the management of any potential conflicts that may arise in relation to council-related development. The policy is to -

- a) Specify how the Council will manage conflicts of interest that may arise in connection with Council-related development applications because the council is the consent authority; and
- b) Comply with the *Council-related Development Application Conflict of Interest* Guidelines published by the Department of Planning and Environment.

A draft Council Policy: Managing Conflict of Interest for Council Related Development (Attachment 3) has been prepared, based on the "Sample Policy" provided by the NSW Department of Planning and Environment. This Policy aims to manage potential conflicts of interest and increase transparency at all stages of the development process for Council-related development and meet the legislative requirements of Section 66A *Environmental Planning and Assessment Regulation 2021*.

The main objectives of this draft Policy are to -

- 1 Manage potential conflicts of interest and increase transparency at all stages of the development process for council-related development;
- 2 Avoid any occasion for suspicion of improper conduct in the exercise of development assessment functions for council-related development;
- 3 Outline the process for identifying and managing potential conflicts of interest; and
- 4 Comply with the Council-related Development Application Conflict of Interest Guidelines published by the Department of Planning and Environment.

The draft Policy reflects the scope of development situations, where a conflict of interest or a perceived conflict of interest may exist, in Schedule 2, being -

- a) the Council;
- b) a Councillor;
- c) a member of Council staff who is principally involved in the exercise of Council's functions under the EP&A Act 1979;
- d) a member of Parliament (either the Parliament of New South Wales or Parliament of the Commonwealth);
- e) a relative (within the meaning of the *Local Government Act 1993*) of a person referred to in b) to d) but not development for the following purposes -
 - internal alterations and additions to any building that is not a heritage item;
 - advertising signage;
 - maintenance and restoration of a heritage item; or
 - minor building structures projecting from the building facade over public land (such as awnings, verandas, bay windows, flagpoles, pipes and services, and sun shading devices).

The draft Policy outlines the following proposed management controls to be applied -

- A The assessment and determination of an application for Council-related development.
 - Council-related applications and approvals to modify development consents will be referred to the Wollongong Local Planning Panel for determination, as required by Schedule 2 of the Local Planning Panels Direction – Council is not the consent authority.
 - Council-related development over \$5 million will be referred to the Southern Regional Planning Panel for determination – Council is not the consent authority.
 - Certification of Council-related development must be undertaken in accordance with the requirements of the Conflict-of-Interest Provisions detailed in the Building and Development Certifiers Act 2018 and the Building and Development Certifiers Regulation 2020.

B The regulation and enforcement of approved Council-related development.

Dependent on the regulation and enforcement activity required, may be undertaken by -

- a) a private certifier, where appointed to be the Principal Certifier (within their area of responsibility/authority), or
- b) Council, under delegation for building and subdivision work where Council is nominated as the Principal Certifier or required to by the Act or
- c) Council staff under delegation in accordance with Council's compliance policy ensuring separation of regulation/enforcement activities and project management or
- d) engagement of an independent third party.

The draft Policy proposes that development applications lodged with Council that are Council-related development are to be referred to the General Manager or delegate for a conflict-of-interest risk assessment.

4 Draft Register

With the commencement of the Amendment Regulation, Council is required to keep a register of Development Applications and development consents for Council-related developments. The register must list -

- a) Conflicts of interest that may arise in connection with the application because Council is the consent authority; and
- b) Measures taken by Council to manage the conflicts of interest.

Council holds a number of Information Registers on its website, including registers for Development Applications and approvals, planning agreements, and variations to development standards (among others). A draft Register of development applications and development consents for Council-related developments has been prepared for Council's website (Attachment 4).

CONSULTATION AND COMMUNICATION

Internal consultation has been conducted with relevant Council Divisions including Development Assessment and Compliance, Governance and Risk, Land Use Planning, Communications and Marketing, and Legal.

If the draft Policy and associated materials are supported by Council, the suite of documents will be exhibited for a minimum 28 days. All submissions will be reviewed and any post exhibition revised amendments will be reported to a future Council meeting for adoption.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Community Strategic Plan Goal 5 *"We have a healthy community in a liveable city"*. It specifically delivers on the following –

- 5.2 Urban areas are created and maintained to provide a healthy and safe living environment for our community.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this Council report.

CONCLUSION

A draft Council Policy: Managing Conflict of Interest for Council Related Development, Draft Management Statement: Council-related Development, draft updates to Council's Community Participation Plan, and a draft Register of development applications and development consents for council-related development have been prepared in response to requirements outlined in Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2023, due to commence on 3 April 2023.

It is recommended that Council support the public exhibition of this suite of documents to allow community and stakeholder feedback.



COMMUNITY PARTICIPATION PLAN



~~2019~~2023



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Document Control			
Document ID:: Community Participation Plan			
Rev No.	Adoption Date	In Force Date	Revision Details.
0	18/11/19		Adopted by Council
1	XX/XX/23		<u>Council-related development application amendments</u>

INTRODUCTION

The Community Participation Plan (CPP) outlines how Council will inform and engage with the community about planning and development matters. The CPP also provides information on how you, as the community, can participate in planning matters.

Council's [Community Engagement Policy](#) covers other matters not directly related to planning.

The CPP applies to all land within the Wollongong Local Government Area (LGA) and sets out public exhibition requirements for planning matters, as required by the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979 (EP&A Act).

This plan replaces the Wollongong Development Control Plan 2009 – Appendix 1 Public Notification and Advertising Procedures.

The CPP provides notification and engagement requirements for all planning matters, including;

- Development Application (DA) determinations
- Preparation of strategic plans
- Planning proposals
- Other relevant planning policies
- Decisions made by the Local Planning Panel (LPP).

The CPP reflects our community engagement objectives which we use to guide our notification strategies when inviting you to participate in local planning.

We will review this Plan, periodically.

WHAT IS COMMUNITY ENGAGEMENT?

Community engagement is how we reach out and encourage you, our community, to talk with us about plans, projects and policies that may affect you. It is about asking and listening to the community to help us make decisions. We recognise that the community has an interest, and a right, to be informed about planning matters and given opportunities to participate in strategic planning for our LGA.

Community Engagement is important, it:

- Informs decision making
- Builds relationships and trust
- Strengthens community
- Builds a sense of belonging, and
- Keeps the community informed.

Our commitment to community engagement is detailed in the [Community Engagement Policy](#). This policy can be found on our website.

We are committed to the following principles for community engagement:

1. We aim to be flexible
2. We will be inclusive
3. We believe community engagement is important for good governance
4. We aim to effectively plan each engagement
5. We will give you feedback.

Public Exhibition

Public exhibition is when we put documents and information on public display, for people to learn about and comment on. There are mandatory and non-mandatory consultation and exhibition requirements for planning matters which we must follow. Mandatory requirements for community participation are set out ~~by Section in Division~~ 2.6 of the EP&A Act and the Environmental Planning & Assessment (EP&A) Regulation 202100. This includes the minimum exhibition periods, the way public notification should happen and the requirement to provide reasons for planning decisions made, such as for development assessments. If a particular matter has a different exhibition or notification period that applies under the EP&A Act, the longer period applies.

Exhibition Types

If a planning matter needs to be exhibited, we may do any, or all, of the following:

- make documents publicly available
- decide an appropriate exhibition timeframe (where non-mandatory)
- give written notice to individual land owners / occupiers
- advertise the exhibition notice and advise how submissions can be made
- use social media
- hold an information session or workshop.

Plan Making and Strategic Planning

Council manages how most land in our LGA is used, protected, or developed. This includes where new roads or buildings should go, or how many houses can be built in a certain area. We have development controls to make sure buildings and public areas are safe, well designed, and meet planning rules set by the State Government. Development also includes activities like holding a big event, running a business or demolishing a building.

When we prepare new policies, such as Local Strategic Planning Statements, Planning Proposals, [Local Environmental Plans](#) (LEPs), [Development Control Plans](#) (DCPs), Community Participation Plans (CPPs) and [Development Contributions Plans](#), we will seek comments from the community. We will also consult with the community, in line with the EP&A Act, when we seek to amend a policy, or rezone a parcel of land. We want to hear your views, [and](#) involve you in creating shared visions, and finding solutions to [issues questions](#) affecting our community.

Development Applications

A Development Application (DA) is a formal request for consent to carry out a proposed development, such as erecting a building, subdividing land, or changing the use of land. DAs have different classifications and these determine the length of the notification period. This ranges from no exhibition or short exhibition periods for minor proposals ~~through to and~~ longer exhibition periods for more complex DAs.

The length of time a DA is notified, if required, is shown in **Schedule 2** at the end of this policy. If a DA needs to be notified or advertised, the applicant will be charged a notification fee, in line with the [adopted fees and charges](#).

Schedule 3 lists DA types which don't require notification because they propose minor development. Development not mentioned in the schedules will only be notified if the responsible Assessing Officer, or Area Manager, decides this should happen.

There are [types of development](#), such as Exempt and Complying, which may not need to be notified. They are assessed under various state policies and not always by Council. Further information is available on the website.

If you are unsure if a DA should be notified, please call us on 4227 7111.

Our Commitment

We are committed to listening to community support, or concerns, that may arise from DAs and other planning matters.

All involved can be confident of an impartial, fair, and transparent assessment process.

Before Lodgement

Before you lodge a DA or Planning Proposal, we highly recommend that you discuss your draft proposal with adjacent landowners, and neighbours who may be interested. This allows any potential issues to be discussed early in the process and may allow some matters to be resolved before lodgement.

Complex and larger proposals, which have the potential to be controversial, should be raised with those in the community who may be affected, before the proposal is lodged with Council to be assessed. This can include:

- Local Community Groups
- Chambers of Commerce
- Neighbourhood Forums.

KEEPING YOU INFORMED

How you will be notified of a proposal

Council will write to you if you or your property is likely to be affected by a DA, or new policy. This includes land owners, occupants, neighbours, businesses and the general public. This is so everyone has a chance to raise any concerns, provide support, make a comment or provide useful information - before a planning decision is made.

If you think you should have been notified about a planning matter, but did not receive a letter, please call us on 4227 7111 and let us know.

1. Development Applications

If a complete DA is lodged, notification normally happens within a few days. If more information is required from the applicant, notification will be delayed until this information is received.

Generally, written notification of an application will be sent to adjoining property owners and occupants. Some notifications may extend to include those within the immediate locality.

For major or potentially contentious applications, the notification area may be extended, depending upon the nature and potential environmental impacts associated with the proposal.

If a design changes greatly during the assessment period, or additional supporting information is supplied, a DA may need to be re-notified. The decision to re-notify will be made by the responsible Assessing Officer and Area Manager.

Some proposals require the DA, letters or emails to be shared with a public authority, (e.g. government departments and statutory authorities like the NSW Rural Fire Service) where approval is required, or where we require specialist advice.

[Council will keep you informed as follows:](#)

- Where a DA may affect property owners of land outside Wollongong City LGA, Council will write to the neighbouring Council to alert them to the proposal.
- Where the DA has an associated **Planning Agreement**, the Draft Planning Agreement will be reported to Council for endorsement and exhibited for a minimum period of 28 days.
- If a DA is subject to an appeal in the NSW **Local Environment Court**, and you sent in a submission, you will be notified of the appeal where it has been listed for conciliation or hearing.
- If a DA is subject to a **Review of Determination** (via [Division Section 8.2](#) of the EP&A Act) we will notify the application in the same way as the original application.

Christmas period.

We will not start the exhibition of any DAs between 20 December and 10 January (inclusive); the next year, and these days are not counted within an exhibition period which has already started. Following this, any DAs that are required to be exhibited, will be exhibited for at least 14 calendar days, or longer if required by Schedule 1.

2. Planning Proposals

A planning proposal is a request to change how land is zoned, [development standards applying to the land or permitted uses](#) so certain types of development can go ahead. [Once lodged and accepted, preliminary consultation may be undertaken depending on the complexity of the proposal.](#) ~~When we prepare or assess a Planning Proposal, the public will be notified as soon as possible, to measure community interest. For minor proposals, the~~ Planning Proposals ~~are~~ [may not be](#) exhibited [once until](#) we receive the Gateway Determination from the Department of Planning, ~~Industry~~ and Environment, ~~advising the minimum level of consultation needed.~~ [Council will prepare an exhibition web page for each Planning Proposal request.](#) The exhibition of new or amended Planning Proposals will not start, or finish, during school holidays.

We recommend discussing a planning proposal with adjacent landowners before submitting it to Council. This allows any potential issues to be discussed early on in the process, and may allow some matters to be resolved before it is considered by Council.

A report on feedback received in submissions will be considered by Council, after exhibition. If you made a submission, Council will let you know the report dates and what decisions have been made. You may also have [the](#) opportunity to address Councillors at Council meetings, through a Public Access Forum.

Public hearings may be held for some Planning Proposals, such as the reclassification of community land to operational land. Where the Planning Proposal has an associated Planning Agreement, the Draft Planning Agreement will be reported to Council for endorsement and exhibited for a minimum period of 28 days.

If there are significant changes to a Planning Proposal before it is adopted, and you were originally notified or made a submission, we will notify you of those changes. Minor changes are unlikely to be re-notified. Specific detail on [The Gateway Process](#) and the making of Local Environmental Plans can be found on the [Department of Planning, ~~Industry~~ and Environment's](#) website and in Council's [Planning Proposal Policy](#).

Christmas period.

We will not start the exhibition of any Planning Proposals between 20 December and 10 January (inclusive) the next year and these days are not counted within an exhibition period which has already started.

3. Planning Policies

Planning policies are prepared by Council to inform and guide development decisions within the LGA, such as Development Control Plans. We update them regularly and will generally invite the community to comment on new policies, or changes to existing policies, before they are put into place.

We will tailor community engagement strategies in the lead up to notification and exhibition, to target those who may be interested or impacted. Methods may include reviewing documents and providing comment, community surveys and workshops, or we may ask you to visit [Council's website](#).

When Council makes or amends a Planning Policy, the public will generally be notified when the draft policy is ready for public exhibition. The exhibition timeframe depends on the type of document prepared or updated, as well as the level of community interest. **Schedule 1** lists the minimum mandatory timeframes for the various planning functions. When we prepare some policies, we may seek community input before the policy is drafted, so that the community has an opportunity to help inform the plan.

Following exhibition of a draft policy, we will review all submissions received and the draft policy will be updated to include any relevant or necessary changes.

When a new, or amended, Planning Policy is to be adopted, Council's website will be updated with the relevant details.

School Holidays

The exhibition of a new or amended Planning Policy will not start, or finish, during school holidays.

WHERE YOU CAN VIEW PROPOSALS

If you receive a notification letter, it will explain how you can view the relevant documents.

For everyone else, you can find information about proposals that are open for comment via the following:

- The [View an Application](#) page on our website
- Council's online [community engagement site](#)
- Council's Customer Service Centre, Ground Floor Administration Building, 41 Burelli Street Wollongong, between 9am and 5pm weekdays
- For some DAs, information may be available in your nearest [library](#) branch
- [Current LEP Proposals](#) on The Department of Planning [Industry](#) and Environment [Planning Portal](#) website
- [Council's Public Notices webpage](#) [Newspaper](#) (Integrated and Designated development only)
- **Planning Alerts** - Email alerts of planning applications near you: www.planningalerts.org.au.

HOW YOU CAN PARTICIPATE

Submissions – Join the Conversation

Anyone with an interest in a planning matter is welcome to make a submission. If you're objecting or supporting, you need to give a clear reason why, e.g. how the proposed development may impact on you, or your property. We also encourage people to share positive suggestions or recommendations to improve the final outcome. Submissions must be received by close of business on the last day of the notification period and include the following information:

- (a) Addressed to the GENERAL MANAGER;
- (b) Application Number and location, or policy name;
- (c) Address of the property; subject of the application;
- (d) Your address [or email address](#); (so we can inform you of the outcome);
- (e) Date of submission;
- (f) State the reasons for support or objection expressed in the submission. You may include maps and photos;
- (g) Solutions or suggestions for possible changes that could provide a better outcome; [and &](#)
- (h) [Reply postal address and d](#)Daytime contact telephone number.

Extensions

In certain circumstances, the relevant Area Manager may approve an extension to the closing date for submissions. Extensions will generally only occur for major applications and when it is considered reasonable. This may allow people who are interested in the proposal the opportunity to thoroughly review it and any accompanying specialist report(s), before making a submission. Such extensions will appear on the relevant website.

Privacy

Submissions are public documents, and other people can view them on request, so make sure you read our [privacy statement](#) before you comment.

You are required to tell us if you have made a reportable [political donation or gift](#). It is an offence not to make this information known under the EP&A Act. It is also an offence to make an incorrect disclosure statement. Under the Local Government Act 1993, submissions must be made available for public inspection and will not remain confidential.

If you wish to keep personal details within your submission private, a statutory declaration must be completed along with a request to keep the information private. These requests are considered and determined in accordance with the Privacy and Personal Information Protection Act 1998.

All submissions received within the notification period will be considered when the notification period finishes. Comments on social media will not be treated as submissions.

Submit your feedback, in writing, in the following ways:

- Personal delivery: Council's Customer Service Centre, Ground Floor Administration Building, 41 Burelli Street Wollongong, between 9am and 5pm weekdays;
- Post: Locked Bag 8821, Wollongong DC, NSW 2500
- Email: council@wollongong.nsw.gov.au
- [Online](#): A submission may be made for each exhibited application directly via the online [Application tracking page for DAs](#).
- [Online](#): [A submission may be made for exhibited Planning Proposals, Planning Agreements and Council Policies via the online ourwollongong community engagement page](#).

If you need assistance to provide feedback in a different format please contact 4227 7111, or visit our Customer Service Centre at 41 Burelli Street Wollongong.

HOW WE WILL RESPOND

When we receive your submission, we will write to you within 7 days confirming that it has been received. If there are numerous names on the submission, or it is a petition, we will send the reply to the head signatory. This letter will not respond to any issues raised in the submission.

[If your submission is made by email and submitted to Council's email address council@wollongong.nsw.gov.au , you will receive an automated response to let you know we have received it.](mailto:council@wollongong.nsw.gov.au)

If a proposal is amended while it is being considered, any person who has provided feedback on the application may be contacted about the amendments. The decision to do this is made by the Assessing Officer/Area Manager. Minor changes are generally not re-notified.

All submissions received within the exhibition period will be considered, and referenced in the Assessing Officer's report. If a submission is received after the closing date, it may not be possible to consider it in the assessment. Individual replies to questions raised in submissions are not guaranteed.

HOW TO VIEW DECISIONS

All [Development Determinations and Assessment Reports](#) are available on Council's website. If you were notified about a DA, or you wrote a submission, you will be contacted to let you know what decision was made. We will also tell you where you can review the reasons for the decision, and how submissions were taken into account.

Decisions made by the [Wollongong Local Planning Panel](#) and the [Southern Regional Planning Panel](#) are available on their respective webpages. If you made a submission, or addressed the panel, you will be notified of the decision. You can also view the decision, assessment report and panel commentary on the respective web pages.

Planning proposals can be tracked on The Department of Planning, ~~Industry~~ and Environment's [online tracking system: Planning Portal](#).

When a new or amended Planning Policy is to be adopted, Council's website will be updated with the relevant details.

SCHEDULE 1- MINIMUM EXHIBITION TIMES

Plan or Application Type	Minimum Community Participation Requirement
Draft Community Participation Plans	28 days
Draft Local Strategic Planning Statements	28 days
Planning Proposals for Local Environmental Plans subject to a Gateway Determination	<p>28 days or:</p> <p>(a) if a different period of public exhibition is specified in the gateway determination for the proposal—the period so specified, or</p> <p>(b) if the gateway determination specifies that no public exhibition is required because of the minor nature of the proposal—no public exhibition.</p> <p>NB Gateway Determination specifies duration and extent of public exhibition according to Category of Planning Proposal:</p> <p>Category Basic: 10 working days</p> <p>Category Standard: 20 working days</p> <p>Category Complex: 30 working days</p> <p>Category Principal: 20 working days</p>
Draft Development Control Plans and amendments	28 days
Draft Development Contribution Plans and amendments	28 days
Development Consent (other than for Complying Development Certificate, for Designated Development or for State Significant Development)	<p>14 days or:</p> <p>(a) if a different period of public exhibition is specified for the application in the relevant community participation plan—the period so specified, or</p> <p>(b) if the relevant community participation plan specifies that no public exhibition is required for the application—no public exhibition.</p>
Development Consent for council-related development	28 days
Designated Development	30 days
Modification of Development Consent - that is required to be publicly exhibited by the EP&A Regulations	14 days or:

	The period (if any) determined by the consent authority in accordance with the relevant community participation plan.
Development Consent for Nominated Integrated Development and Threatened Species Development	30 days
Development Consent for Integrated Development	14 days
Environmental Impact Statement obtained under Section 5.1	28 days
Review of Determination	14 days

SCHEDULE 2 - NOTIFICATION REQUIREMENTS

- ✓ Notification / Consultation required (starting on the day provided in the notification letter)
- x Notification / Consultation not required
- Area Development Manager decides whether to notify

Development Description	Written Notice to Adjoining Land	Written Notice to Neighbouring Properties	Notification Period
Designated Development	✓	✓	30 Days
Development involving an exception to a development standard	✓	✓	14 Days
Nominated Integrated Development	✓	✓	30 Days
Integrated Development	✓	✓	14 Days
Advertising Structures / Signs	✓	✓	14 Days
Agriculture	✓	●	14 Days
Amusement Centres	✓	✓	14 Days
Ancillary structures less than 0.9m from side and rear property boundaries.	✓	●	14 Days
Animal Boarding or Training Establishment	✓	✓	14 Days
Any application associated with/or without a Building Certificate seeking to legitimise illegal works	✓	●	14 Days
Any structures encroaching on building alignment (front, rear or secondary for corner allotments)	✓	●	14 Days
Attached Dwellings	✓	●	14 Days
Boarding Houses	✓	●	14 Days
Boat Building and Repair Facilities	✓	●	14 Days
Boat Launching Ramps	✓	●	14 Days

Development Description	Written Notice to Adjoining Land	Written Notice to Neighbouring Properties	Notification Period
Boat Sheds	✓	●	14 Days
Brothels (Sex Services Premises)	✓	✓	14 Days
Business Premises	✓	●	14 Days
Camping Grounds	✓	✓	14 Days
Caravan Parks	✓	✓	14 Days
Car Parks	✓	✓	14 Days
Cemeteries	✓	✓	14 Days
Centre-based Child Care Facilities	✓	✓	14 Days
Charter and Tourism Boating Facilities	✓	✓	14 Days
Commercial Premises	✓	✓	14 Days
Community Facilities	✓	✓	14 Days
Crematoria	✓	✓	14 Days
Drainage Works / Flood Mitigation Works	✓	●	14 Days
Dual Occupancies	✓	●	14 Days
Dwelling-houses (where not specified in Schedule 3) <ul style="list-style-type: none"> New dwelling-houses regardless of side setback Alterations & Additions to existing dwelling-houses 	✓	●	14 Days
Earthworks (Excavation or Land Filling Works)	✓	●	14 Days
Educational Establishments	✓	✓	14 Days
Emergency Service Facilities	✓	●	14 Days
Entertainment Facilities	✓	✓	14 Days
Environmental Protection Works	✓	●	14 Days
Exhibition Homes & Exhibition Villages	✓	●	14 Days
Extractive Industries	✓	✓	14 Days
Farm Buildings	✓	x	14 Days
Forestry	✓	●	14 Days
Function Centres	✓	✓	14 Days
Group Homes	✓	✓	14 Days
Health Services Facility or Consulting Rooms	✓	✓	14 Days
Heavy Industrial Storage Establishments	✓	●	14 Days
Helipad	✓	✓	14 Days
Heliport (or Air Transport Facilities)	✓	✓	14 Days
Home-based Child Care	✓	●	14 Days
Home Business	✓	●	14 Days
Hospitals (where Council is the consent authority)	✓	✓	14 Days
Hostels	✓	✓	14 Days
Industrial Retail Outlet	✓	●	14 Days

Development Description	Written Notice to Adjoining Land	Written Notice to Neighbouring Properties	Notification Period
Industrial Training Facility	✓	●	14 Days
Industries	✓	✓	14 Days
Information and Education Facilities	✓	✓	14 Days
Intensive Livestock Agriculture	✓	✓	14 Days
Intensive Plant Agriculture	✓	✓	14 Days
Light Industries	✓	✓	14 Days
Markets	✓	✓	14 Days
Medical Centres	✓	✓	14 Days
Mixed Use Development	✓	✓	14 Days
Multi-Dwelling Housing	✓	✓	14 Days
Neighbourhood Shops	✓	✓	14 Days
Office Premises	✓	●	14 Days
Open Cut Mining	✓	✓	14 Days
Passenger Transport Facilities	✓	✓	14 Days
Places of Public Worship	✓	✓	14 Days
Port Facilities	✓	✓	14 Days
Public Administration Buildings	✓	●	14 Days
Public Utility Undertakings	✓	●	14 Days
Pubs and Registered Clubs	✓	✓	14 Days
Recreation Areas	✓	●	14 Days
Recreation Facilities (Indoor)	✓	✓	14 Days
Recreation Facilities (Major)	✓	✓	14 Days
Recreation Facilities (Outdoor)	✓	✓	14 Days
Residential Flat Buildings	✓	✓	14 Days
Respite Day Care Centres	✓	●	14 Days
Restricted Premises	✓	✓	14 Days
Retail Premises	✓	✓	14 Days
Rural Industries	✓	●	14 Days
Rural Supplies	✓	●	14 Days
Secondary Dwellings	✓	●	14 Days
Semi-detached Dwellings	✓	●	14 Days
Seniors Housing / Residential Care Facilities	✓	●	14 Days
Service Station	✓	✓	14 Days
Shop Top Housing	✓	●	14 Days
Storage Premises	✓	●	14 Days
Subdivision	✓	✓	14 Days
Swimming Pools with a setback from any side or rear property boundary less than 0.9m	✓	●	14 Days

Development Description	Written Notice to Adjoining Land	Written Notice to Neighbouring Properties	Notification Period
Swimming Pools located less than 3m from any side or rear property boundary with coping greater than 0.3m wide and higher than 0.6m above natural ground level.	✓	●	14 Days
Telecommunications & Radio-communications Facilities	✓	✓	14 Days
Temporary Uses of Land	✓	●	14 Days
Tourist and Visitor Accommodation	✓	✓	14 Days
Transport Depot	✓	✓	14 Days
Vehicle Body Repair Shop	✓	✓	14 Days
Vehicle Repair Station	✓	✓	14 Days
Veterinary Hospitals	✓	✓	14 Days
Warehouse or Distribution Centre	✓	●	14 Days
Waste or Resource Management Facility	✓	✓	14 Days
Waste or Resource Transfer Station	✓	✓	14 Days
Water Recreation Structures	✓	✓	14 Days
Water Supply System	✓	✓	14 Days
Wholesale Supplies	✓	●	14 Days

SCHEDULE 3 - APPLICATIONS WHERE EXHIBITION IS NOT REQUIRED

The following application types will **not** be notified:

1. Activity Applications under section 68 of the Local Government Act 1993
2. Minor alterations or additions to a building that are:
 - (a) to commercial or industrial buildings within a business or industrial zone (respectively), except if the site is in proximity to a dwelling, residential zone or other land use likely to be affected by the proposal; or
 - (b) internal only and are not visible from any adjoining property
3. Minor amendments to undetermined Development Applications which are, in the opinion of Council, unlikely to impact any adjoining property.
4. Ancillary structures with:
 - (a) a maximum height of 3.5m above natural ground level;
 - (b) a maximum wall/eave height of 2.7m above natural ground level and a minimum 0.9m setback from any side or rear property boundary.
5. Applications where insufficient information has been provided.
6. Balconies, decks, patios, terraces or veradachs which are greater than 3m from side and rear property boundaries and less than 1m in height from natural ground level.
7. Building Certificate applications.
8. Bushfire hazard reduction work.
9. Business identification signage applications.
10. Change of Use of premises within a Business or Industrial zone, that is not in close proximity* to a dwelling, Residential zone or other land use likely to be adversely impacted, and is not:
 - (a) a Non-Commercial land use in a Business zone;
 - (b) a Non-Industrial land use in an Industrial zone;
 - (c) a Restricted Premises;
 - (d) operating before 7am or later than 10pm;
 - (e) a development involving Sex Services;

* close proximity = adjoining / adjacent or sharing an interface.
11. Community events carried out by or on behalf of Council on Council owned or controlled land for a maximum 5 days and anticipated attendance of less than 100 people.
12. Complying Development as referred to in either: Schedule 3 of Wollongong LEP 2009 or a State Policy.
13. Demolition works for any building or structure (except where the site contains an item of environmental heritage or is within a Heritage Conservation Area).
14. Exempt development as referred to in either: Schedule 2 of Wollongong LEP 2009, or a State Policy.
15. First use of an approved light industry or warehouse distribution building.
16. Innovation Campus development proposals which are consistent with the Wollongong Innovation Campus Master Plan as approved by Council.
17. Kiosk identified within any Plan of Management for a specific public reserve.
18. Manufactured home placement within an approved manufactured home estate.
19. Modification of development consent under Section 4.55 of the EP&A Act that:
 - (a) involves the proposed correction of a minor error, misdescription or miscalculation only.
 - (b) are of minimal environmental impact and involve:
 - i. Internal alterations / additions to a dwelling-house or semi-detached dwelling, and/or
 - ii. Minor external changes which, in the opinion of Council, will not cause any adverse impact on any adjoining properties
 - (c) was previously notified and the amendment is minor and in the opinion of Council is unlikely to cause any adverse impact on any adjoining property.
20. Moveable dwelling installation or placement on a site within an approved caravan park (excluding any camping ground site).

21. Rainwater tanks which have a maximum storage capacity of 20,000 litres, are a maximum 3.5m height above natural ground level and are located at least 3m from any side or rear property boundary.
22. Single storey dwelling-houses, including applications for alterations and additions, with a setback of at least 0.9m from any side or rear property boundary.
23. Two Storey Dwelling-houses, with a setback greater than 1.5m from any side or rear property boundary.
24. Solar heating or photovoltaic cells on the roof of any residential dwelling, commercial office building or industrial building.
25. Strata subdivision of an existing or approved development, except where State Environmental Planning Policy (~~Affordable Rental~~ Housing) 20~~109~~¹⁰⁹ applies.
26. Torrens title subdivision or minor boundary adjustments.

APPENDIX 1 – WEBSITES LINKED WITHIN THIS DOCUMENT.

Adopted Fees and Charges	www.wollongong.nsw.gov.au/your-council/fees-and-charges/fees-and-charges?fee=Development%20Assessment
Application Tracking	www.wollongong.nsw.gov.au/development/view-an-application
Community Engagement Policy	www.haveyoursaywollongong.com.au/214/documents/95
Community Engagement Site	www.haveyoursaywollongong.com.au
Department of Planning, Industry and Environment	www.dpie.nsw.gov.au www.leptracking.planning.nsw.gov.au
Development Contributions Plans	www.wollongong.nsw.gov.au/development/planning-and-development-policies/development-contributions
Development Control Plans	www.wollongong.nsw.gov.au/development/planning-and-development-policies/development-control-plans
Development Determinations and Assessment Reports	www.wollongong.nsw.gov.au/development/determinations
The Gateway Process	www.planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/The-Gateway-Process
Library	http://council.wollongong.nsw.gov.au/Library/Pages/default.aspx
Local Environmental Plans	www.wollongong.nsw.gov.au/development/planning-and-development-policies/local-environmental-plans
Planning Proposal Policy	www.wollongong.nsw.gov.au/__data/assets/pdf_file/0025/8890/Planning-Proposal.pdf
Political Donation or Gift	www.wollongong.nsw.gov.au/__data/assets/pdf_file/0020/9074/Political-Donations-and-Gifts-Disclosure-Statement-to-Council.pdf
Privacy Statement	www.wollongong.nsw.gov.au/links/privacy
Southern Regional Planning Panel	www.wollongong.nsw.gov.au/development/development-assessments/southern-regional-planning-panel
Types of Development	www.wollongong.nsw.gov.au/development/types-of-development
View an Application	www.wollongong.nsw.gov.au/development/view-an-application
Wollongong City Council	www.wollongong.nsw.gov.au
Wollongong Local Planning Panel	www.wollongong.nsw.gov.au/development/development-assessments/wollongong-local-planning-panel

Management Statement: Council-related Development

Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2023 requires Council to manage conflicts of interest that may arise in connection with Council-related development applications (DAs) because Council is often the consent authority. Wollongong City Council's Management Strategy for Council-related DAs is as follows:

Conflict of interest management statement	
Project name	
DA number	
Potential conflict	To be completed as identified (risk assessment).
Management strategy	<p>The Council is managing potential conflicts of interests in this matter as follows:</p> <ul style="list-style-type: none"> • Council-related applications and approvals to modify development consents will be referred to the Wollongong Local Planning Panel for determination, as required by Schedule 2 of the Local Planning Panels Direction – Council is not the consent authority. • Council-related development over \$5million will be referred to the Southern Regional Planning Panel for determination – Council is not the consent authority. • Certification of Council-related development must be undertaken in accordance with the requirements of the Conflict-of-Interest Provisions detailed in the Building and Development Certifiers Act 2018 and the Building and Development Certifiers Regulation 2020. • Key project milestones following the development consent will be reported at a public council meeting.
Contact	Anyone with concerns about Council fulfilling its obligations should report their concerns to the council on 4227-7111.



MANAGING CONFLICT OF INTEREST FOR COUNCIL RELATED DEVELOPMENT Draft COUNCIL POLICY

ADOPTED BY COUNCIL: [TO BE COMPLETED BY GOVERNANCE]

PURPOSE

This Policy aims to manage potential conflicts of interest and increase transparency at all stages of the development process for council-related development and meet the legislative requirements of Section 66A Environmental Planning and Assessment Regulation 2021.

POLICY INTENT

The main objectives of this policy are to:

1. Manage potential conflicts of interest and increase transparency at all stages of the development process for council-related development;
2. Avoid any occasion for suspicion of improper conduct in the exercise of development assessment functions for council-related development;
3. Outline the process for identifying and managing potential conflicts of interest; and
4. Comply with the Council-related Development Application Conflict of Interest Guidelines published by the Department of Planning.

WOLLONGONG 2032 OBJECTIVES

This policy aligns with Goal 5 of our Community Strategic Plan, “*We have a healthy community in a liveable city*” and in particular the objective that suburbs and places are liveable and safe. This policy relates to Community Strategic Plan 5.2 Urban areas are created and maintained to provide a healthy and safe living environment for our community.

SCOPE

This Policy applies to council-related development.

POLICY

Councils are development regulators. However, they also can be the developer, landowner or hold a commercial interest in the land they regulate. Where councils have this dual role, an inherent conflict can arise. Identifying these conflicts early and finding ways to address them is crucial to good governance and allows council to strengthen its relationship with communities and build and enhance trust. Council is committed to ensuring that all involved are confident in an impartial, professional, fair and transparent development assessment process.

For the purposes of this policy, there is a conflict of interest or a perceived conflict of interest for development applications for which the land owner, applicant or applicant’s consultant (who may represent the applicant and/or have prepared the Statement of Environmental Effects, architectural plans or other development application documentation) is:

- a) the Council;
- b) a councillor;
- c) a member of Council staff who is principally involved in the exercise of Council’s functions under the EP&A Act 1979;

MANAGING CONFLICT OF INTEREST FOR COUNCIL RELATED DEVELOPMENT

DRAFT COUNCIL POLICY

- d) a member of Parliament (either the Parliament of New South Wales or Parliament of the Commonwealth);
- e) a relative (within the meaning of the *Local Government Act 1993*) of a person referred to in b) to d)

but not development for the following purposes:

- internal alterations and additions to any building that is not a heritage item;
- advertising signage;
- maintenance and restoration of a heritage item; or
- minor building structures projecting from the building facade over public land (such as awnings, verandas, bay windows, flagpoles, pipes and services, and sun shading devices).

1. Management controls and strategies

1.1 The following management controls are to be applied to:

- A. The assessment and determination of an application for council-related development.
 - Council-related applications and approvals to modify development consents will be referred to the Wollongong Local Planning Panel for determination, as required by Schedule 2 of the Local Planning Panel Directions – Council is not the consent authority.
 - Council-related development over \$5million will be referred to the Southern Regional Planning Panel for determination – Council is not the consent authority.
 - Certification of Council-related development must be undertaken in accordance with the requirements of the Conflict-of-Interest Provisions detailed in the Building and Development Certifiers Act 2018 and the Building and Development Certifiers Regulation 2020.
- B. The regulation and enforcement of approved council-related development.

Dependent on the regulation and enforcement activity required, may be undertaken by:

- (i) a private certifier, where appointed to be the Principal Certifier (within their area of responsibility/authority), or
- (ii) Council, under delegation for building and subdivision work where Council is nominated as the Principal Certifier or required to by the Act. or
- (iii) Council staff under delegation in accordance with Council's compliance policy ensuring separation of regulation/enforcement activities and project management or
- (iv) engagement of an independent third party.

1.2 The management strategy for the following kinds of development is that no management controls need to be applied:

- a) commercial fit outs and minor changes to the building façade
- b) internal alterations or additions to buildings that are not a heritage item
- c) advertising signage
- d) minor building structures projecting from a building over public land (such as awnings, verandas, bay windows, flagpoles, pipes, and services)

MANAGING CONFLICT OF INTEREST FOR COUNCIL RELATED DEVELOPMENT

DRAFT COUNCIL POLICY

e) development where Council only receives a small fee for the use of the land.

2. Identifying whether a potential conflict of interest exists, assessment of level risk and determination of appropriate management controls.

2.1 Development applications lodged with the Council that are council-related development are to be referred to the General Manager or delegate for a conflict-of-interest risk assessment.

2.2 The General Manager or delegate is to:

- a) assess whether the application is one in which a potential conflict of interest exists,
- b) identify the phase(s) of the development process at which the identified conflict of interest arises,
- c) assess the level of risk involved at each phase of the development process,
- d) determine what (if any) management controls should be implemented to address the identified conflict of interest (in each phase of the development process if necessary) Note: The General Manager or delegate could determine that no management controls are necessary in the circumstances.
- e) document the proposed management approach for the proposal in a statement that is published on the NSW Planning Portal.

LEGISLATIVE REQUIREMENTS

The following legislation is related to this Policy:

- o Environmental Planning and Assessment Act 1979
- o Environmental Planning and Assessment Regulation 2021
- o Environmental Planning and Assessment Amendment (Conflict of Interest) Regulation 2022
- o Local Government Act 1993
- o State Environmental Planning Policy (Planning Systems) 2021
- o Roads Act 1993

REVIEW

This Policy will be reviewed every two years from the date of each adoption of the policy, or more frequently as required.

REPORTING

There are no reporting requirements under this Policy.

ROLES AND RESPONSIBILITIES

Following are the roles responsible for implementation of actions under this policy:

Councillors

The Councillors shall provide leadership in adhering to the requirements of this Policy.

Executive

The Executive shall lead staff (either directly or through delegated authority) in their understanding of and compliance with this Policy and related documents.

**MANAGING CONFLICT OF INTEREST FOR
 COUNCIL RELATED DEVELOPMENT**

**DRAFT COUNCIL
 POLICY**

Manager Development Assessment & Certification

The Manager Development Assessment shall:

- provide guidance to Councillors, Executive and other Council staff as to the content and implementation of this Policy;
- ensure the timely review of this Policy; and
- assist in investigations of alleged non-compliance with this Policy.

Managers

Managers shall provide guidance to Council staff within their respective Divisions as to the content and implementation of this Policy, seeking guidance from the policy owner as required.

Council staff

Development Assessment and Certification staff shall read, understand, and comply with this Policy.

RELATED STRATEGIES, POLICIES AND PROCEDURES

The following documents are related to this Policy:

- Community Participation Plan
- Community Engagement Council Policy
- Code of Conduct Councillors
- Code of Conduct Staff
- DAC Procedures Manual

DEFINITIONS

A word or expression used in this policy has the same meaning as it has in the Environmental Planning and Assessment Act 1979 (the Act), and any instruments made under the Act, unless it is otherwise defined in this policy.

Application	means an application for development consent under Part 4 of the Environmental Planning and Assessment Act 1979 (NSW) to carry out development and includes an application to modify a development consent. It does not include an application for a complying development certificate.
Council	means Wollongong City Council.
Council-related development	means development for which the council is the applicant developer (whether lodged by or on behalf of council), landowner, or has a commercial interest in the land the subject of the application, where it will also be the regulator or consent authority. This definition excludes applications in relation to public roads. This Policy may apply to certain State Significant or Regionally Significant Developments which are defined under the Act. The Act specifies how these applications are to be determined.
Development process	means application, assessment, determination, and enforcement
The Act	means the Environmental Planning and Assessment Act 1979.
WLPP	means the Wollongong Local Planning Panel, or such other local planning panel as is constituted for all or part of the Wollongong local government area from time to time.

MANAGING CONFLICT OF INTEREST FOR
COUNCIL RELATED DEVELOPMENT

DRAFT COUNCIL
POLICY

APPROVAL AND REVIEW	
Responsible Division	Development Assessment and Certification
Date adopted by Council	[To be inserted by Corporate Governance]
Date/s of previous adoptions	[List previous adoption dates]
Date of next review	[Not more than two years from last adoption]

Register of Development Applications and Development Consents: Council-related Developments

A Council-related development application is a development application for which the Council is the consent authority, that is – (a) made by or on behalf of Council, or (b) for development of land – (i) of which Council is an owner, a lessee or a licensee, or (ii) otherwise vested in or under the control of Council. Land vested in or under the control of the Council includes public land within the meaning of the Local Government Act 1993.

Development Application/ Development Consent Reference No	Address Lot and DP	Description of Development	Date of Application/ Consent	Potential Conflict of Interest Details	Measures to manage potential conflicts of interest

ITEM 6

PUBLIC EXHIBITION - DRAFT COMMUNITY ENGAGEMENT STRATEGY – COUNCIL POLICY

Council's Community Engagement Policy (Policy) enables an informed and consistent approach to involving our community in decision making. The draft Policy outlines Council's principles, commitments, levels and process for engagement to guide Council's elected members, staff and consultants when engaging with our community.

The draft Policy has been updated to align with current Integrated Planning and Reporting requirements.

RECOMMENDATION

Council endorse the draft Community Engagement Policy to be placed on public exhibition from 10 April to 15 May 2023.

REPORT AUTHORISATIONS

Report of: Sue Savage, Manager Community Cultural + Economic Development
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

- 1 Draft Community Engagement Strategy - Council Policy 2023

BACKGROUND

Council delivers a diverse range of services and projects for our community and community engagement is an essential part of this process. Community engagement is undertaken based on the level of impact, interest and influence for our community and is important to:

- Involve the community in decision making
- Build relationships and trust
- Strengthen community
- Build a sense of belonging; and
- Keep the community informed.

The draft Community Engagement Strategy – Council Policy (Policy) enables an informed and consistent approach to involving our community in decision making. The existing Community Engagement Policy was endorsed by Council in July 2021 following an internal review of the policy, stakeholder and community engagement.

The draft Policy builds on the existing policy, developed following internal and external engagement. It outlines Council's principles, commitments, levels and process for engagement to guide Council's elected members, staff and consultants when engaging with our community. The draft Policy details Council's commitment to providing a diverse range of opportunities for our community to share feedback and join the conversation on Council's projects and plans. The draft Policy highlights Council's role in effectively planning engagement activities, keeping our community informed about project updates and the rationale for Council's decisions.

The draft Policy has been updated to align with changes and recommendations from the Integrated Planning and Reporting Handbook, released by the Office of Local Government (OLG) in September 2021. The handbook provides three standard levels, 'good', 'better' and 'best' and changes to the draft Policy have been made to align with 'best' practice. Key changes include:

- Changing the Policy name from 'Community Engagement Policy' to 'Community Engagement Strategy – Council Policy'
- Detailing our commitment to social justice principles of equity, access, participation and rights
- Including a new section on our stakeholders
- Detailing how petitions are presented in engagement reports

- Adapting our engagement evaluation criteria and including it in the draft Policy
- Adding recommended information on the role of the Lord Mayor and General Manager
- Changing the timeframe for the policy review to align with the Community Strategic Plan review.

PROPOSAL

It is proposed that Council endorse the draft Community Engagement Policy to be placed on public exhibition from 10 April to 15 May 2023.

CONSULTATION AND COMMUNICATION

Following endorsement of the draft Policy, active engagement will be undertaken during the public exhibition period. During this period, Neighbourhood Forums, Engagement HQ users and past respondents to previous similar engagements will be invited to review and share their feedback. The broader community will be informed via Council’s social media channels and via the Council website.

PLANNING AND POLICY IMPACT

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

Community Strategic Plan 2032	Delivery Program 2022-2026
Strategy	Service
4.1 Provide our community with equitable access to information and opportunities to inform decision-making.	Engagement, Communication and Events

FINANCIAL IMPLICATIONS

The draft Policy will be delivered within existing operational budget.

CONCLUSION

Council is committed to involving our community in decision making processes. The Community Engagement Strategy - Council Policy is a resource to enable a consistent approach to undertaking meaningful and effective community engagement. Through seeking feedback and engaging our community to join the conversation with Council, we will enable better decision making, strengthen our community and build trust.

Adaptations to the draft Policy will enable Council to continue to deliver engagement activities for our community to the highest standard, reflecting best practice across the state.



Draft



OUR WOLLONGONG JOIN THE CONVERSATION

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

We want to share information, hear your views and involve you to help make decisions that affect our community. This process is called community engagement.

What is community engagement?

Community engagement is how we reach out and encourage you, the community, to talk with us about the plans, projects and policies we develop on your behalf. It is about seeking and listening to your feedback to help us make decisions. Through engagement, Council and the community benefit from sharing ideas, skills, knowledge, expertise and experiences.

Community engagement is based on social justice principles of equity, access, participation and rights. When done well, it offers opportunities to:

- Involve the community in decision making;
- Build relationships and trust;
- Strengthen community;
- Build a sense of belonging; and
- Keep the community informed.

There are risks if genuine opportunities for community engagement are not provided, such as a loss of trust from community, unrealistic expectations and misinformation.

Our commitment to community engagement

We are committed to the following principles of community engagement:

1. We aim to be flexible

We will use a range of methods to give you opportunities to join the conversation and share feedback. We encourage feedback from you and all community members who may be affected by, or are interested in, a decision we make on the community's behalf.

2. We will be inclusive

We live in a diverse community and know it's important everyone's voices are heard. We also recognise the unique and significant contribution made by Aboriginal people to the local community. We will tailor our engagement methods and activities to ensure Aboriginal and Torres Strait Islander people, people from culturally and linguistically diverse (CALD) backgrounds, children and young people, people with disability, and community members who need support, have appropriate access and opportunities to share their feedback and join the conversation. We also have an Aboriginal Engagement Framework to support and deliver on this principle.

3. We believe community engagement is important for good governance

We are committed to engaging with you, the community, as a core component of effective decision making. We value your ideas, views and local knowledge. Your feedback will be used to continuously improve the service we provide.

4. We aim to effectively plan each engagement

Through effective planning and engagement techniques we will avoid repeatedly asking the community to provide feedback about the same topic. You will be provided reasonable timeframes to join the conversation and share your feedback. We will continue to learn, improve and build our capability to engage effectively.

5. We will keep you updated

We are committed to letting you know your views, concerns and feedback have been heard and outlining why decisions were made. We will keep you informed about decisions made and provide updates on projects and plans.



Our process of community engagement

Each engagement will be tailored to the needs of the affected community and the project. We will undertake six key steps. The order these steps are taken can vary and may move back and forth, especially for complex projects.

Plan

Deciding to engage

Community engagement is considered when a change of service, activities or infrastructure is planned, or when an issue is raised and requires a decision. For a long-term project there is likely to be multiple stages of engagement. Community engagement isn't possible or necessary for all the work Council does, for example, emergency work or low-impact maintenance.

When planning an engagement we consider who to engage, how to engage and where to engage.

Who we engage

We define community as all people and groups who are interested in the future of Wollongong. This includes government and non-government agencies, community groups, businesses, residents and visitors. We will target engagements to those who might be interested in, impacted or benefited by a decision.

How we engage

How we engage depends on the level of interest and impact a plan or project will have on people and stakeholder groups in the community. To support community participation, accessibility and inclusion, we will use a range of ways for people to be involved, including face to face and online. Based on our stakeholder analysis, we will use culturally appropriate methods, share information in other languages and work with community groups to involve our harder to reach community members.

Where we engage

We engage in many different settings. This can be in the community, at workshops or events, meetings of committees and groups, and using different online options like our Council websites, online meetings and social media.

Engage

This is when we talk with you, the community, about a project. We call this the engagement or exhibition period. For each engagement process we will explain:

- What the engagement is about;
- Where to find out more information about the topic;
- How you can share your feedback and join the conversation;
- The timeframe to provide your comments;
- What happens to your feedback.

We accept community feedback in a variety of formats such as letters, emails, surveys, online tools, petitions, feedback forms, face to face meetings and workshops. We are also open to alternative methods of communication so everyone can join the conversation and share their feedback. Submissions can be made available for people to read. You can request we remove your personal information from your submission.

Analyse

We read, review and analyse all feedback. All feedback is collated in its original format, analysed, assessed and a report is written summarising what was said and presenting key themes. Petitions and form letters will be handled in line with our [Petition Guidelines](#). The report is provided to decision makers and is one way community feedback informs the decision making process.



Decision making

Your views, ideas and local knowledge are an important part of the decision making process. Other things we need to consider include:

- Budget or financial impact (so we can spend your money wisely);
- Legislation (State and Federal);
- Council policies and resolutions (endorsed by your elected representatives);
- Evidence provided by technical and professional assessment and industry best practice;
- Economic, environmental, social and governance impacts.

The diagram (right) shows how feedback is one of a number of considerations when a decision is made.

Factors in decision making



Provide updates

We will let you know what the outcome of the engagement was, including how feedback was used and what decisions were made. We will provide updates on projects as they progress.

Evaluate

We will evaluate the effectiveness of our engagement activities and processes so we can continue to learn and improve the ways we engage. Our evaluation criteria aligns with our principles of community engagement.

Evaluation Criteria

Engagement Principle	Measure
We aim to be flexible	<ul style="list-style-type: none"> • A stakeholder analysis is done and used to plan the engagement • A range of communications and engagement methods are used to share information and gather feedback • We adjusted our engagement approach based on identified needs or when requested
We will be inclusive	<ul style="list-style-type: none"> • The engagement is publicised and people viewed the material • Feedback is received from a range of people/stakeholders • Accessible, inclusive and culturally appropriate communications and engagement methods are used
We believe community engagement is important for good governance	<ul style="list-style-type: none"> • Community feedback is analysed and reported to decision makers • People tell us they've had a positive experience through the engagement process • Community feedback informs the decision making process
We aim to effectively plan each engagement	<ul style="list-style-type: none"> • An engagement plan is developed identifying the project background, level of engagement, stakeholders, methods, messages and timeline • The right people received the right information at the right time • We identify areas for improvement for our people and practice and act on them
We will keep you updated	<ul style="list-style-type: none"> • Submissions are acknowledged • Engagement outcomes and decisions are shared with respondents • Project updates are provided



Our Stakeholders

Our community is diverse, with people from a range of backgrounds and with a range of interests living, working and visiting this place. When planning community engagement, we analyse the stakeholders and target those who might be interested in, impacted by or benefit from a decision.

- Residents and ratepayers
- Traditional Custodians
- Aboriginal Communities
- CALD communities
- Young people
- Children
- People with disability
- Commuters
- Homeless people
- Creatives
- Staff
- Volunteers
- Media
- Business
- Visitors + tourists
- Council reference groups
- Interest groups
- Engagement HQ Users
- Neighbourhood Forums
- Non-government agencies
- State and federal MPs



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Levels of engagement

The guide below shows the four levels of engagement Council has adapted from the International Association of Public Participation (IAP2) Spectrum. A range of factors are considered to determine the level of engagement for each project including the engagement purpose, level of impact, degree of complexity, timeframes and legislation.

Community engagement is a dynamic process which means there is likely to be movement back and forth through the different levels of an engagement process. Whichever process is used, Council is responsible for making the final decision.

LEVELS OF ENGAGEMENT				
	INFORM	CONSULT	INVOLVE	COLLABORATE
GOALS	To let the community know what we're doing.	To seek community feedback on what we're planning. To use community feedback to inform decision making.	To work with the community to understand their priorities and involve them in designing potential solutions.	To work with the community to understand their priorities and work together to decide on preferred solutions.
COMMITMENT	We will use a variety of methods to share information. We aim to make sure that information we share is accessible. We will share project updates.	We will provide opportunities for the community to share feedback that will be considered in decision making. We will provide clear information and give reasonable timeframes for the community to share feedback.	We will provide opportunities for the community to work with us to identify priorities. We will incorporate feedback into our plans as often as possible. We will provide updates on how community input influenced decisions.	We will work alongside the community to develop solutions together.
METHODS	Council's websites and online media channels 'Our Wollongong' - Council's Engagement website Council's newsletters Letters and emails Fact sheets Customer Service Community forums Information stand and information sessions	'Our Wollongong' - Council's Engagement website Public Access Forum Community forums Information stand Surveys and submissions Online engagement Independent Hearing and Assessment Panel	'Our Wollongong' - Council's Engagement website Community forums Reference and Advisory Groups Focus groups Workshops Online engagement Working groups	'Our Wollongong' - Council's Engagement website Focus groups Workshops Community forums Reference and Advisory Groups Online engagement Working groups

* adopted from IAP2



Application of this policy

This Policy applies to Council's:

- Councillors
- Staff
- Volunteers
- Contractors
- Consultants

Role of the Lord Mayor and Councillors

The Lord Mayor acts as the spokesperson for Council to promote engagement on key strategic plans and projects. Together with the General Manager, the Lord Mayor ensures adequate opportunities for engagement between Council and the community, and promotes collaboration with key stakeholders.

Councillors are your elected representatives and have a role in community engagement. They meet with the community in a range of ways to hear your views, concerns and aspirations. They sit on reference groups and committees, attend Council meetings, events and engagement activities.

Councillors may attend opportunities set up by staff to talk with the community. At these community engagements, the Councillors' role is to listen, discuss and record community feedback so it can be considered in decision making. Councillors may also engage with the community without Council staff involvement.

Councillors do not make decisions about Development Applications (DAs) and they are not allowed to attempt to direct, influence or pressure staff in an assessment or determination of a DA. As a community member you're able to contact your Councillors directly. Their contact details are listed on Council's website.

Role of the General Manager

The General Manager oversees preparation and implementation of this policy and legislative documents for endorsement by the elected Council. The General Manager ensures community members are given enough information to participate meaningfully in engagement processes.

Role of Council staff

Council staff are responsible for providing clear, professional and objective information to help the community understand a project. Council staff will engage in a respectful and genuine way to provide information on the ways the community can share feedback, how feedback will be reported and to share updates on projects.

The requirements to engage with you on matters that affect you are set out in the Local Government Act 1993.

Related documents

This Policy should be read in conjunction with the following documents:

- **Works notification policies** – describes standard internal process for maintenance, tree management, chemical use, civil works and construction notifications.
- [Customer Service Policy](#)
- [Council Committees and Reference Groups](#)
- [Neighbourhood Forum Charter](#)
- [Code of Meeting Practice Policy](#)
- [Aboriginal Engagement Framework](#)
- [Petition Guidelines](#)
- [Privacy Management Plan Policy](#)
- [Public Access to Documents and Information held by Council Policy](#)

There are statutory/legislative requirements for planning matters that guide engagement needs.

- [Wollongong Local Planning Panel Submissions Policy](#)
- [Community Participation Plan](#)
- [NSW Office of Local Government Policy and Legislation](#)



OUR WOLLONGONG JOIN THE CONVERSATION

We are a connected and engaged community

- Residents have easy and equitable access to information and play an active role in the decisions that affect our city.
- Our residents have an increased sense of community.
- Our Council is accountable, financially sustainable and has the trust of the community.



ITEM 7

POST EXHIBITION - REVIEW OF DCP CHAPTERS RELATING TO MANAGEMENT OF VEGETATION

On 17 October 2022 Council considered a report proposing house-keeping amendments to three Chapters of Wollongong Development Control Plan (DCP) 2009 that contain controls for the management of vegetation and resolved to exhibit the updated draft DCP Chapters. On 7 November 2022 Council considered a report proposing the consolidation of three tree policies into one draft Tree Management Council Policy to guide the management of trees on both private and Council owned land and resolved to exhibit the draft Policy and customer guide.

The draft Tree Management Policy, draft customer guide and draft DCP Chapters were exhibited concurrently between 14 November and 19 December 2022. The purpose of this report is to provide feedback in relation to the exhibited draft DCP Chapters and recommend Council adopt the updated Chapters. A separate report has been being prepared for Council to consider the exhibited draft Tree Management Policy and associated customer guide.

RECOMMENDATION

The following updated chapters of the Wollongong Development Control Plan 2009 be adopted and a notice be published on Council's website –

- a. Chapter E17: Preservation and Management of Trees and Vegetation.
- b. Chapter E18: Native Biodiversity Impact Assessment.
- c. Chapter B6: Development in the Illawarra Escarpment.
- d. Appendix 4: Definitions.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Overview of Exhibited House-Keeping DCP Amendments
- 2 Summary of Submissions
- 3 Updated Wollongong DCP 2009 Chapter - E17: Preservation and Management of Trees and Vegetation
- 4 Updated Wollongong DCP 2009 Chapter - E18: Native Biodiversity Impact Assessment
- 5 Updated Wollongong DCP 2009 Chapter - B6: Development in the Illawarra Escarpment
- 6 Updated Wollongong DCP 2009 Chapter - Appendix 4: Definitions

BACKGROUND

Trees and vegetation management is regulated by various State and Federal legislation, State Environmental Planning Policies and the Wollongong DCP 2009. Since commencement of the Wollongong DCP in 2010, several legislative and Council policy changes have occurred to the management and conservation of trees and vegetation. A review of relevant chapters of Wollongong DCP 2009 has been undertaken to reflect contemporary legislative and policy amendments.

Wollongong DCP 2009 has been reviewed to bring it into alignment with relevant legislative changes and to reflect the objectives of Council's key strategic plans. All Wollongong DCP 2009 Chapters referencing repealed legislation including the *Native Vegetation Act 2003*, *Threatened Species Conservation Act 1995*, *Nature Conservation Trust Act 2001*, Part 6 of the *National Parks and Wildlife Act 1974*; SEPP (Vegetation in non-rural areas) 2017 or Clause 5.9 of Wollongong LEP 2009 (also repealed by the Land Management and Biodiversity Conservation reforms) were identified for review. Specifically, the following Wollongong DCP 2009 Chapters were identified for amendment -

- Chapter E17: Preservation and Management of Trees and Vegetation.
- Chapter E18: Threatened Species Impact Assessment.

- Chapter B6: Development in the Illawarra Escarpment.
- Appendix 4: Definitions.

Wollongong DCP 2009 Chapter E17: Preservation and Management of Trees and Vegetation outlines Council's requirements for the preservation and management of trees and other vegetation, including the pruning and removal of trees.

Chapter E18: Threatened Species Impact Assessment provides information and assistance to applicants and decision makers who may be required to consider the effect of a proposed development, activity or action on threatened species, populations and endangered ecological communities, or their habitats.

Chapter B6: Development in the Illawarra Escarpment provides guidelines for the subdivision of land and the siting and design of buildings within the Illawarra Escarpment.

An overview of the house-keeping amendments recommended for each Chapter is outlined as Attachment 1.

On 17 October 2022 Council considered a report proposing house-keeping amendments to three Chapters of Wollongong DCP 2009 containing controls for the management of vegetation and resolved as follows -

- 1 *The following updated draft chapters of the Wollongong DCP 2009 be exhibited for a minimum period of 28 days –*
 - a *Chapter E17: Preservation and Management of Trees and Vegetation.*
 - b *Chapter E18: Native Biodiversity Impact Assessment.*
 - c *Chapter B6: Development in the Illawarra Escarpment.*
 - d *Appendix 4: Definitions.*
- 2 *Following the exhibition period, a report outlining the submissions received during the exhibition period be prepared for Council to consider concurrently with the Tree Management Policy, including any post exhibition revised amendments for adoption.*

Trees and vegetation located on private and public lands are currently managed under three separate Council policies. A separate review has been conducted to simplify and consolidate these policies and to develop customer guidelines that are aligned with the principles of the Urban Greening Strategy 2017 – 2037. On 7 November 2022 Council considered a report proposing the consolidation of three tree policies into one draft Tree Management Council Policy to consistently guide the management of trees on both private and Council owned land. Council resolved that:

- 1 *The following proposed draft documents be placed on public exhibition for a minimum of 28 days and concurrently with the recently endorsed review of the Vegetation Chapters of the Wollongong Development Control Plan 2009 -*
 - a *Tree Management Policy.*
 - b *Managing trees in Wollongong – A customer guide.*
- 2 *Following the exhibition period, a report outlining the submissions received during the exhibition period be prepared for Council to consider including any post exhibition revised amendment for adoption.*

PROPOSAL

The draft Tree Management Policy, draft "Managing Trees in Wollongong – A customer guide", and the draft updated DCP 2009 Chapters were exhibited concurrently between 14 November and 19 December 2022. As a result of the public exhibition a total of 44 submissions were received.

This report will address submissions on the draft DCP Chapters. A separate report addresses the submissions received on the draft Policy and customer guide.

Draft Updated DCP Chapters

Overall, 33 submissions commented on one or more aspects of the exhibited draft DCP Chapters. Following is a summary of the key issues raised by the community in relation to the exhibited DCP Chapters. A summary of submissions relating to the DCP Chapters exhibited is included as Attachment 2.

Table 1 - Draft Wollongong DCP 2009 Key Issues Raised

Issue raised	Implications for DCPs
<p>Revision to Definition of “tree” re tree heights and trunk diameters viz a viz the need for permits – submissions received both in support and in opposition.</p>	<p>Draft Tree Management Policy position is to proceed with updated definition, which will be reflected in the Wollongong DCP 2009 chapters.</p>
<p>Deep planting for development proposals should be encouraged on the street frontage, not the rear of lots.</p> <p>Developments in the Wollongong city area and surrounds should push back off the pavement leaving room for future trees in the streets – it’s fast becoming ‘uglified’ by blocks of high rise with narrow footpaths. Each block should have landscaping and community recreation/ community gardens and areas of town squares, green spaces and meeting places easily accessed by people living in these high rise apartment blocks.</p>	<p>Wollongong DCP 2009 Chapter B1 Residential Development currently contains setback controls for general residential development and residential flat buildings, and Chapter E6 Landscaping contains landscaping controls.</p> <p>Additionally, the Apartment Design Guide provides consistent planning and design standards for apartments across the State. It provides design criteria and general guidance about how development proposals can achieve the nine design quality principles identified in SEPP 65 (<i>State Environmental Planning Policy No 65 - Design Quality of Residential Apartment Development</i>).</p> <p>No additional set back or landscaping DCP controls are recommended as a result of the exhibition.</p>
<p>Roof top planting should be required, or at least encouraged, on all buildings of 3 storeys or more.</p>	<p>Wollongong DCP 2009 Chapter E6 Landscaping currently does encourage the use of green roof planting and green walls, particularly where this forms part of a communal open space arrangement in a mixed use development, and for non-residential development in the Wollongong City Centre.</p>
<p>The Draft Policy should recognise the importance of maintaining solar efficiency of residential homes and explicitly include provisions to prune branches (without Council approval) or remove trees (with an approval process) that compromise solar efficiency of roof photovoltaic collectors, clothes lines, swimming pools, private open space living areas and other passive solar design elements. The Draft Policy is clear on the benefits of shade but ignores the equally important benefits of the sun.</p>	<p>The Draft Tree Management Policy position is that Council will not prune trees for the sole purpose of improving solar access.</p> <p>The implication of this draft Policy is that the onus is on the individual to work within the constraints specific to their site, and hence no additional Wollongong DCP 2009 objectives and controls are recommended as a result of the exhibition.</p>

Issue raised	Implications for DCPs
<p>Policy and tree selection process should reflect the achievement of desired environmental outcomes, such as increased biodiversity, native bird habitat and safety/creation, wetland resilience and expansion, weed control, water quality for our creeks and lake, climate change.</p>	<p>New legislation defines habitat trees and vegetation for protection, to achieve desired environmental outcomes.</p> <p>This updated legislation has been included in the house-keeping updates to the relevant Wollongong DCP 2009 Chapters, now specifically declaring trees and other vegetation under Part 3 of State Environmental Planning Policy (Biodiversity and Conservation) 2021 and for development under the <i>Environmental Planning and Assessment Act 1979</i>. Where a tree or other vegetation is declared in the DCP Chapter, a person must not clear vegetation without a permit granted by Council or a development consent.</p>
<p>Would encourage Council to investigate further policy options to address tree planting requirements for both developers and land owners in new subdivisions to ensure the future canopy cover will align with Council’s Urban Greening Strategy.</p> <p>Please favour local native species in tree selection - they have the added benefit of shared evolution with the rest of the biodiversity of the Illawarra. The replacement of weed trees is also essential to protect EECs and bushland generally.</p> <p>Residents should be given further encouragement and guidance to plant/replant their gardens with local native plants, to form wildlife corridors within the city. Also to educate local people of the dangers of planting inappropriate exotic species.</p> <ul style="list-style-type: none"> • Have local native/indigenous species comprise at least 50% of the species in the ‘palette of species’ for urban greening. • Have a target of at least 75% of all trees planted under the Urban Greening Strategy being local native species, regardless of the proportions in the ‘palette of species’. • Employ a methodology for species selection that prioritises local natives as the default option, Australian (non-local natives) as the second-best option and exotic species as the third-best option. 	<p>Wollongong DCP 2009 Chapter B2 Residential Subdivision currently contains objectives and controls relating to street tree planting. Wollongong DCP 2009 Chapter E6: Landscaping currently contains objectives and controls relating to landscaping requirements for new subdivisions.</p> <p>Under the draft Tree Management Policy Council plantings will follow the “right tree right place” approach. When tree condition indicates time for replacement in public parkland near Endangered Ecological Communities (EECs) or bushland, they will be replaced with appropriate species for the site (prioritising local endemics).</p> <p>Council encourages planting of natives and weed control through publications available on the website and at the Customer Service Centre such as “Grow Local Guides”.</p> <p>Approximately 88% of trees and vegetation planted in the public domain as a result of Council’s Urban Greening Strategy and Natural Area restoration work are native species.</p>

Issue raised	Implications for DCPs
<p>2. Appendix 4 Definitions:</p> <ul style="list-style-type: none"> • Arborist – should delineate between an Operational Arborist and a Consulting Arborist and the level of AQF requirement. • Tree Protection Zone – should detail this term if from AS4970 based on industry accepted calculations. SRZ should also be included. • The term Project Arborist should also be detailed based on AS4970. 	<p>Agreed – definitions have been updated</p>
<p>Section 6.4: on longer projects a mid point inspection isn't enough. This point should read for (b) "or as directed by the Project Arborist on jobs longer than six months".</p>	<p>Agreed – change made to (b) to read: "At mid point of the construction phase, or as directed by the Project Arborist on jobs longer than six months".</p> <p>Additionally, "Certification from a qualified arborist may also be required" changed to "Certification from an AQF level 5 Arborist must be obtained..." to strengthen this control.</p>
<p>No rationale is provided for the changes to the new section 11.7 of Chapter E17, removing the requirement to lodge a Development Application for removal of sixteen (16) or more trees on lands excluding lands zoned either E2, E3 or E4, or for removal of six or more trees or clearing of other native vegetation on land zoned either E2, E3 or E4. Such a requirement should be retained or made more stringent.</p>	<p>Wollongong DCP 2009 controls amended to reflect updated legislation and Policy - any private land owner can apply to remove trees. Any tree above 5m or 30cm diameter on private land has to go through an approval gate – consent for removal. Each tree is assessed on its condition (health and structure).</p> <p>Developing land (buildings and infrastructure) triggers a development application process which also has an approval gate for proposed tree removal.</p> <p>No additional tree removal DCP objectives or controls are recommended as a result of the exhibition.</p>
<p>The Exempt Tree Species List at Appendix 1 should be modified to include a small number of additional highly invasive exotic species that as yet are not widely present as large trees in the region. The species are Chinese Celtis (<i>Celtis sinensis</i>) and Japanese Flowering Cherry (<i>Prunus serrulata</i>), both of which are spreading rapidly around the region and need to be actively managed to prevent them from replacing indigenous trees.</p>	<p>The exempt tree species list allows for control without an approval gate. If these trees require control on Council owned land, a coordinator can consent to their removal. On private land the permit process applies. These species are currently not included on the South East Weed Strategy Priority Weed list. The Wollongong DCP 2009 will be reviewed and future updated in line with any updates to the South East Weed Strategy Priority Weed list.</p>

Issue raised	Implications for DCPs
<p>The term 'habitat tree' is defined in the section of Definitions and Acronyms in Chapter E17 but is nowhere else referenced in Chapter E17. For the term to have any regulatory force, it needs to be used within Chapter E17, for example in the definition of 'Declared vegetation' which could be revised to specifically reference 'habitat trees'.</p>	<p>A key purpose of DCP Chapter E17 is to “declare” trees and vegetation under SEPP (Biodiversity and Conservation) 2021 and for development under the EP&A Act 1979. Where a tree or vegetation is “declared” in this Chapter, permission is required via a permit issued by Council or development consent to clear. The definition of declared vegetation does include vegetation that represents habitat or likely habitat.</p> <p>Declared vegetation means any of the following types of vegetation -</p> <ul style="list-style-type: none"> • <i>Native vegetation within areas mapped in the Wollongong Local Environmental Plan (LEP) 2009 Natural Resources Sensitivity layer, or</i> • <i>Vegetation that represents habitat or likely habitat for threatened species populations and endangered ecological communities as defined within the Biodiversity Conservation Act 2016 and/or Environment Protection and Biodiversity Conservation Act 1999.</i> <p>Habitat tree means any tree which is a nectar feeding tree, roost and nest tree or a hollow-bearing tree which is suitable for nesting birds, arboreal marsupials (possums), micro-bats or which support the growth of locally indigenous epiphytic plants such as orchids.</p> <p>Wollongong DCP 2009 Chapter E18 Native Biodiversity Impact Assessment will also apply whenever a tree is assessed as being a habitat tree that has threatened species implications.</p>
<p>Please minimise concrete including driveways and maximise soft areas to assist run off.</p>	<p>Wollongong DCP 2009 Chapter B1 Residential Development contains Site Coverage and Landscaped Area objectives and controls to limit the building footprint and ensure adequate provision is made for landscaped areas, deep soil zones, permeability and private open space.</p>
<p>Dangerous Trees - big developers can clear huge amounts of vegetation and zoning areas, but the average person can't remove a dangerous tree near their dwelling. You should be able to remove a tree near your dwelling and have conditions around contributing to an organisation that replants in an appropriate space.</p>	<p>Under current Wollongong DCP 2009 controls, each tree is assessed by a qualified arborist within an internationally recognised risk framework. The Tree Permit process considers the risk an individual tree may pose to people or substantial property.</p> <p>The updated Tree Management Policy proposes a change to the tree permit system – tree replacement for trees removed on private land is mandatory and consistent with the replacement practice on public land. In circumstances where a tree can't be replaced on privately-owned property, an additional fee is payable as part of the tree permit application and will be used to fund tree planting on public land where the tree can be maintained throughout its life by Council.</p>

Issue raised	Implications for DCPs
<p>There should be special protection for any trees with nesting hollows. Often these irreplaceable old growth specimens will house up to five different species nesting hollows. Tree plantings take decades before coming into their own.</p>	<p>Habitat protection is covered by environmental laws referenced in the updated Tree Management Policy which inform existing and proposed tree management operations.</p>
<p>The Mitigation Hierarchy three step approach of “avoid, minimise, offset” provides developers with a process that allows for the removal of trees and vegetation irrespective of its biodiversity, habitat values or benefits to citizens. The Council should campaign vigorously against the implementation of the Mitigation Hierarchy approach.</p>	<p>The NSW Biodiversity Conservation Act establishes a hierarchy for dealing with the impact of development on biodiversity values – first by way of avoidance of impacts, second by minimisation of them and for offsetting as a last resort. The Mitigation Hierarchy is embedded in the legislation.</p>

In addition to the submissions received, relevant divisions within Council were also consulted. The following issue was raised by Council’s Legal team in relation to the exhibited draft Chapter E17: Preservation and Management of Trees and Vegetation:

Table 2 – Council Officer Feedback

Issue raised	Implications for DCP
<p>Section 11 (7-d) of the exhibited Chapter E17 requires a DA for the removal of certain vegetation - this is contrary to the updated legislation under the SEPP which has introduced a permit system for the removal of trees and vegetation.</p>	<p>Section 11 (7-d) deleted, in line with the updated legislation.</p>

Attachments 3 to 6 contain the recommended updated WDCP 2009 Chapters as a result of the review and public exhibition feedback.

CONSULTATION AND COMMUNICATION

As part of the review, internal consultation was undertaken with relevant Council divisions to understand how the DCP Chapters are referenced, with the aim of incorporating improvements. Stakeholder consultation was undertaken with Council’s Environment, Landscaping, Development Assessment, Subdivision, Land Use Planning and Legal divisions to inform the Wollongong DCP 2009 review.

The DCP provisions adopted by other local government areas were also reviewed to inform the preparation of amendments to Wollongong LEP 2009 in relation to the management of trees and vegetation.

The draft Tree Management Policy, draft “Managing Trees in Wollongong – A customer guide”, and the draft updated DCP 2009 Chapters were exhibited between 14 November and 19 December 2022. The Engagement Plan for the public exhibition of the draft tree Management Policy and associated DCP Chapters was as follows:

Stakeholder	Engagement Methods
Individuals, groups, or organisations with an interest in the project.	Briefings; letterbox drops, EHQ page, EHQ tools
Private landowners	Media (including social media), library info EHQ page, feedback form
Residents	Media (including social media), library info EHQ page, feedback form
Environment/conservation groups	Email, EHQ page, feedback form
Bushcare groups	Email, EHQ page, feedback form
Register of interest – environment	E-newsletter, EHQ page, feedback form
Neighbourhood Forums & NIRAG	Email, EHQ page, feedback form
Arboriculture Industry – Local service providers	Direct engagement with Consultants, Email, EHQ page, feedback form
Endeavour Energy	Email, EHQ page, feedback form

Copies of the suite of documents were made available at -

- All Council libraries;
- Council’s Customer Service Centre, Ground Floor Administration Building, 41 Burelli Street Wollongong; and
- Council’s website www.our.wollongong.nsw.gov.au

Social media was used as follows: Facebook posts promoting the exhibition were published on 21 November, 22 November and 14 December 2022, as well as an Instagram post on 21 November 2022.

Council officers also briefed the Neighbourhood Forums (NF1, NF7, NF5, NF4, NF8) at their November/December meetings and attended the Greenplan Sales Day at the Wollongong Botanic Gardens on Friday 18 November 2022 to distribute information, answer questions and encourage people to make a submission.

Two online information sessions were conducted on 6 December 2022 to provide information about the proposed changes and answer questions. These online information sessions were attended by 17 community members and were well received.

Relevant Divisions within Council were also advised of the exhibition.

As a result of the exhibition Council’s exhibition web page received 966 views and 305 documents were downloaded. Overall 44 submissions were received in response to the combined exhibition of the draft Policy and customer guide and draft DCP Chapters, with 33 submissions commenting on one or more aspects of the exhibited draft DCP 2009 Chapters.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 Community Strategic Plan Goal 1 “*We value and protect our environment*”. It specifically delivers on the following –

- 1.1 The community is actively involved in the expansion, improvement and preservation of our waterways, green corridors and other natural areas connecting the escarpment to the sea.
- 1.2 Manage and effectively improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans.

CONCLUSION

A review of vegetation management Chapters of the Wollongong Development Control Plan 2009 has been conducted and the need for house-keeping amendments identified in line with updates to relevant legislation and Council policy.

It is recommended that Council adopt the updated Wollongong DCP 2009 Chapters - E17: Preservation and Management of Trees and Vegetation; E18: Native Biodiversity Impact Assessment; B6: Development in the Illawarra Escarpment; and Appendix 4: Definitions.

Review of Wollongong Development Control Plan 2009: Various Chapters – Trees and Vegetation

An overview of the house-keeping amendments recommended for each Chapter is outlined below –

Chapter E17: Preservation and Management of Trees and Vegetation – changes proposed include -

- Updates to reflect the extent of the legislation changes and the aims and objectives of the *Environmental Planning & Assessment Act* (EP&A Act) and the SEPP (Biodiversity and Conservation) 2021.
- Removal of reference to WLEP 2009 Clause 5.9 (repealed with the legislation changes).
- Replace references to “prescribed” trees and vegetation with “declared” to reflect current legislation.
- Inclusion of an additional objective “Apply the Mitigation Hierarchy to tree and other vegetation management within the Wollongong LGA and where impacts are unavoidable facilitate adequate compensation for tree removal and cleared vegetation to ensure no long-term net loss of vegetation is incurred”, as outlined in the current legislation.
- Inclusion of updated information on approval pathways, consistent with current legislation.
- Updates to reflect changes to other relevant legislation, update Council Policy and guidelines.
- Update to “Exemptions for approvals” to reflect clearing of rural land under the Local Land Services Act 2013, and lands deemed certified under a Biodiversity Certification Agreement or subject to a Conservation Agreement.
- Strengthening of controls to exclude certain trees and vegetation from exemptions to DCP controls (threatened or Endangered Ecological Community (EEC); heritage; conservation or other agreement/restriction in place).
- Introduction of updated definition of “Tree”: taller than 5 metres or diameter at ground level >300mm (30cm) will require a permit.
- Correction of text errors.
- Restructured to be more logical and consistent with other DCP chapters recently reviewed and updated.

Chapter E18: Threatened Species Impact Assessment - changes proposed include -

- Proposed name change for chapter to “Native Biodiversity Impact Assessment”, to better reflect broader intent of legislative changes (i.e. overall biodiversity impacts).
- Updates to reflect the extent of the legislation changes and the aims and objectives of the EP&A Act and the SEPP (Biodiversity and Conservation) 2021.
- Objectives strengthened to refer to biodiversity, updated legislation requirements and reflect the ‘Mitigation Hierarchy’ of avoid, minimise, and mitigate impacts and introduce a mechanism for compensation where impacts to biodiversity are unavoidable, as outlined in the current legislation.

- Inclusion of updated information on approval pathways, consistent with current legislation.
- Updates to reflect changes to other relevant legislation, policy and guidelines.
- Strengthening of controls to include protection of conservation lands and consideration of Biodiversity Certification.
- Updates to survey requirements for the preparation of flora and fauna impact assessments and the assessment of impacts on threatened species and/or threatened ecological communities.
- Update of definitions.
- Summaries of legislation deleted.
- Restructured to be more logical and consistent with other DCP Chapters recently reviewed and updated.

Chapter B6: Development in the Illawarra Escarpment - changes proposed include -

- Introduction of a new objective in line with Chapter E17 “Encourage Biodiversity Stewardship Agreements”.
- Change “existing cleared site” references to “legally cleared site” to reflect the possibility of future Biodiversity Certification of land proposed for development.
- Current reference to 7 Part Test updated to “5 Part Test”.

Appendix 4: Definitions- changes proposed include -

- Deletion or updates to selected definitions

Summary Table of Submissions

Name/Origin	Comments
Neighbourhood Forum 7	<p>There are a number of positives in the Draft Policy, including the: -</p> <ul style="list-style-type: none"> • Foundation principle of Right Tree Right Place, • Revisions to tree heights and trunk diameters viz a viz the need for permits.
Neighbourhood Forum 5	<p>Propose:</p> <ul style="list-style-type: none"> • Deep planting for development proposals should be encouraged on the street frontage, not the rear of lots. • Roof top planting should be required, or at least encouraged, on all buildings of 3 storeys or more.
Neighbourhood Forum Alliance	<p>There are a number of positives in the Draft Policy, including the:</p> <ul style="list-style-type: none"> • Foundation principle of Right Tree Right Place; • Revisions to tree heights and trunk diameters viz a viz the need for permits. <p>Propose:</p> <ul style="list-style-type: none"> • Deep planting for development proposals should be encouraged on the street frontage, not the rear of lots. • Roof top planting should be required, or at least encouraged, on all buildings of 3 storeys or more. <p>The Draft Policy should recognise the importance of maintaining solar efficiency of residential homes and explicitly include provisions to prune branches (without Council approval) or remove trees (with an approval process) that compromise solar efficiency of roof photovoltaic collectors, clothes lines, swimming pools, private open space living areas and other passive solar design elements. The Draft Policy is clear on the benefits of shade but ignores the equally important benefits of the sun.</p> <p>The impact of climate change should be included as a factor in the tree selection process. The achievement of desired environmental outcomes, such as increased biodiversity, native bird habitat and safety, wetland resilience and expansion, weed control, water quality for our creeks and lake.</p>
Northern Illawarra	<p>Propose:</p> <ul style="list-style-type: none"> • Deep planting for development proposals should be encouraged on the street frontage, not the rear of lots.

Name/Origin	Comments
Residents Action Group	<ul style="list-style-type: none"> • Roof top planting should be required, or at least encouraged, on all buildings of 3 storeys or more. <p>The Draft Policy should recognise the importance of maintaining solar efficiency of residential homes and explicitly include provisions to prune branches (without Council approval) or remove trees (with an approval process) that compromise solar efficiency of roof photovoltaic collectors, clothes lines, swimming pools, private open space living areas and other passive solar design elements. The Draft Policy is clear on the benefits of shade but ignores the equally important benefits of the sun.</p>
The National Trust of Australia (NSW) – Illawarra Shoalhaven Branch	<p>The Illawarra Shoalhaven Branch is concerned with the lack of potential canopy cover in new urban development releases. The reduction in lot sizes, combined with larger building footprints provides less opportunity for tree planting and future canopy cover. We would encourage Council to investigate further policy options to address tree planting requirements for both developers and land owners in new subdivisions to ensure the future canopy cover will align with Council’s Urban Greening Strategy.</p> <p>In addition, the Illawarra Shoalhaven Branch supports in principle the ‘housekeeping’ updates made to the DCP chapters E17: Preservation and Management of Trees and Vegetation, E18: Threatened Species, B6: Development in the Illawarra Escarpment and Appendix 4.</p>
Moore Trees	<p>1.The current height of three (3) metres and/or with a girth of twenty (20) centimetres or more, measured at a distance of one hundred (100) centimetres above the ground should be retained as is.</p> <p>The WCC Policy change document states that the reason to increase the height limit is to reduce workload. The contradiction is clear though. Less red tape, less trees, less trees reaching maturity. This is no Green Plan. Surrounding LGA areas prescribed tree height limits – 3 to 6m. Should Council change the prescribed tree height to 5 metres, it would place WCC in the top three places. Does Wollongong City Council want to be seen as a leader in urban tree removal?</p> <p>2.Appendix 4 Definitions:</p> <ul style="list-style-type: none"> • Arborist – should delineate between an Operational Arborist and a Consulting Arborist and the level of AQF requirement. • Tree Protection Zone – should detail this term if from AS4970 based on industry accepted calculations. SRZ should also be included. • The term Project Arborist should also be detailed based on AS4970. <p>3.Section 6.4: on longer projects a mid point inspection isn’t enough. This point should read for (b) “or as directed by the Project Arborist on jobs longer than six (6) months”. Point (c) should be retained.</p>

Name/Origin	Comments
Urban Biodiversity Illawarra	<p>Draft changes to Development Control Plan chapters relating to trees and vegetation</p> <p>UBI generally supports the proposed changes, with the following reservations and suggestions:</p> <ul style="list-style-type: none"> • No rationale is provided for the changes to the new section 11.7 of Chapter E17, removing the requirement to lodge a Development Application for removal of sixteen (16) or more trees on lands excluding lands zoned either E2, E3 or E4, or for removal of six (6) or more trees or clearing of other native vegetation on land zoned either E2, E3 or E4. Such a requirement should be retained or made more stringent. • The term 'habitat tree' is defined in the section of Definitions and Acronyms in Chapter E17 but is nowhere else referenced in Chapter E17. For the term to have any regulatory force, it needs to be used within Chapter E17, for example in the definition of 'Declared vegetation' which could be revised to specifically reference 'habitat trees.' At present the definition of 'Declared vegetation' does not specifically reference 'habitat trees.' A concerted campaign of community education is needed to prevent further canopy loss due to the increase in height of trees that can be removed without a permit from 3m to 5m. For many people a 'big tree' is anything over about 4m tall. • Enforcement and compliance efforts relating to unauthorised removals of trees over 5m need to be significantly stepped up to protect remaining canopy trees on private property, and to avoid giving an impression that 'anything goes'. • Approval to remove trees over 5m needs to be more tightly managed and restricted. We are still seeing huge numbers of trees over 5m removed from private property with Council approval, as documented in the tree removal register. <p>Where patently unsuitable species such as <i>Magnolia grandiflora</i> cultivars are planted widely despite their drought-susceptibility and nonindigenous trees are planted at Hooka Point directly adjacent to bush regeneration activities and remnant vegetation, suggests that the purported 'right tree in the right place' approach is, in at least some cases, recommending the wrong trees. Use of cultivars of indigenous species (e.g. <i>Elaeocarpus reticulatus</i> 'Prima Donna', <i>Tristaniopsis laurina</i> 'Luscious', <i>Syzygium australe</i> 'Big Red') should also be avoided where possible, which may introduce genetic pollution to areas of natural vegetation.</p> <p>UBI asks that the Tree Management Policy and the Urban Greening Strategy be used as an opportunity to develop and promote Wollongong as a 'Rainforest City' with the following policy priorities:</p> <ul style="list-style-type: none"> • At every opportunity, use policy settings to protect, preserve and restore native vegetation and ecological communities. • Have local native/indigenous species comprise at least 50% of the species in the 'palette of species' for urban greening. • Have a target of at least 75% of all trees planted under the Urban Greening Strategy being local native species, regardless of the proportions in the 'palette of species'.

Name/Origin	Comments
	<ul style="list-style-type: none"> Employ a methodology for species selection that prioritises local natives as the default option, Australian (non-local natives) as the second-best option and exotic species as the third-best option. <p>The Exempt Tree Species List at Appendix 1 should be modified to include a small number of additional highly invasive exotic species that as yet are not widely present as large trees in the region. The species are Chinese Celtis (<i>Celtis sinensis</i>) and Japanese Flowering Cherry (<i>Prunus serrulata</i>), both of which are spreading rapidly around the region and need to be actively managed to prevent them from replacing indigenous trees.</p>
Community Member	<p>Need to focus on habitats rather than single trees, wherever possible in our city. All new habitats should contain trees, shrubs and grasses, native to this area and residents should be given further encouragement and guidance to plant/ replant their gardens with local native plants, to form wildlife corridors within the city.</p> <p>We are facing an extinction crisis in Australia : the loss of many native species and the reduction in populations of others. This will eventually impact on humans. As the climate is dramatically changing, we need to grow local to avoid shortages of fresh food and this needs more, healthy and sustained pollinators. Urgently need larger populations of bees and other species which assist pollination.</p>
Community Member	<p>We should not be making it easier for Wollongong residents to remove trees on their property by changing the definition of a tree (for pruning and removal purposes) to be 5 meters tall, rather than the previous 3 meters. This change will not increase canopy! It seems designed to placate the tree haters once again or create less work for some Council employees.</p> <p>People need a permit to clear native vegetation, vegetation that provides habitat or likely habitat for threatened species, populations and endangered ecological communities, or vegetation in riparian zones. This is particularly important because some indigenous tree species that provide vital habitat and biodiversity don't reach 5m in height. I would be happy if exotic trees up to 5 meters could be removed without a permit as long as they were replaced with local native trees.</p>
Community Member	<p>Key theme missing throughout the document is habitat creation, which can be easily added in a few words at key points. Given where we live and the wildlife crisis across Australia that is a Federal focus right now this should be a primary consideration for the right tree, right place approach, bringing WCC in line with the current political environment.</p> <p>1. "Trees selected for planting should be the largest tree species which are compatible with the growing space and surrounding infrastructure."</p>

Name/Origin	Comments
	<p>It would be better to replace trees with the largest, most appropriate habitat-creating species of a size most compatible with the growing space and surrounding infrastructure. This would then allow you to consider the wildlife you have in or want to attract to an area. For example, from planting the right trees at my house I have gone from having nothing but minor birds in my yard to having stick insects, preying mantis, bower birds, crimson rosella, koel, nesting wattle birds, magpie larks, black faced cuckoo shrikes etc visiting my garden. All of these species also use the gum in my neighbours yard along with possums, fig birds and native bees.</p> <p>2. "Council will also continue to plant exotic species in certain situations that meet the right tree / right place approach and contribute to species diversification creating a more resilient Urban Forest."</p> <p>It would be better adding after the right tree/right place approach "where no suitable local native species will provide adequate habitat creation and urban canopy. This will contribute to species diversification creating a more resilient Urban Forest."</p> <p>3. "Objectives of tree planting include optimising canopy cover, activating spaces, increasing active transport, providing shade / heat mitigation, and increasing public amenity." Need to also include "habitat creation". The right trees provide habitat creation for marsupials, birds, insects and humans.</p> <p>Could also improve tree canopies by making developers plant on their rooves/put parkland on top. This includes trees using cell technology. The Canopy, Lane Cove is a perfect example of what can be achieved with this approach. https://thecanopylanecove.com.au/</p>
Community Member	<p>There are a number of positives in the Draft Policy, including the: -</p> <ul style="list-style-type: none"> • Foundation principle of Right Tree Right Place, • Revisions to tree heights and trunk diameters viz a viz the need for permits.
Community Member	<p>I urge Council to consult with experts in local bush rehabilitation to compile a list of species that accompanies the tree management policy, that are NOT to be planted on public or private land, or if prohibition is not within Council's role, then at least a strong recommendation in a list of species that should NOT be planted within the LGA.</p> <p>Please favour local native species in tree selection - they have the added benefit of shared evolution with the rest of the biodiversity of the Illawarra. The replacement of weed trees is also essential to protect EECs and bushland generally.</p>
Community Member	<p>A key change in Wollongong City Council's draft Tree Management Policy and Development Control Plan is changing the requirement to prune or remove a tree from three metres and over to five metres and over. It is stated that this change is to shift resources from</p>

Name/Origin	Comments
	<p>administering permits for small trees to protecting larger canopy trees, and also in response to the finding that 86% of customers who responded to a survey were unsatisfied with the current tree permit process. Our concerns with this amendment are as follows:</p> <p>1. Whilst the intention of the policy change is to make it easier for residents to manage their properties and make good decisions about trees, it is unknown if it will encourage people to plant new trees on their property. Further, there is no way to know if there is a net loss or gain in trees, as it will be unknown how many trees between three and five metres have been removed.</p> <p>Data stating the number of tree removal and pruning applications made in the previous 12 months for trees 3 to 5 metres and above 5 metres is not contained in the plan. It is also unclear if there are intentions to continue to collect this data in the future. In meeting targets to increase the number of trees in the city and at a time when it is vital that we meet our climate targets, Wollongong Council should make it more difficult for residents to remove trees, not easier.</p> <p>2. The proposed change undermines the importance of small to medium sized trees, which have a number of crucial roles, and threatens <i>WCC’s Climate Change Mitigation Plan. Theme 5: Trees and Vegetation Goal: Our ecosystems and waterways are enhanced, our urban areas are cooler and greener and our community is connected to our natural environment.</i></p> <p>Trees in the 3 to 5 metres range have numerous benefits to the environment. Native, flowering trees and shrubs provide habitat and food for native animals and birds. They provide shade, protection, a cooling effect, reducing reliance on power for air conditioning and heating, and contribute to council’s commitment to climate change. Importantly these trees, if of the correct species, will grow into larger trees, providing further benefits.</p> <p>In the Illawarra and Shoalhaven regions, councils have varying policies regarding the size of the tree requiring an application to prune or remove. While the less populated LGAs of Kiama and Shoalhaven require permits for tree removal of over 5 metres, Shellharbour LGA who is more urbanised like Wollongong LGA, still requires a permit to prune or remove trees over 3 metres.</p>
Community Member	<ul style="list-style-type: none"> • The change in height (from 3m to 5m) for small trees and shrubs that can be removed, we agree with. • Council needs to use policy to preserve, protect and restore native vegetation and ecological communities. There needs to be a focus on both temperate rainforest preservation and preservation of our remnants of subtropical rainforest, the latter of which we don’t think enough is being done to protect. • At least 60% of the species in the “palette of species” for urban greening should be local native species, and at least 75% of all trees planned under the Urban Greening Strategy should be local native species.

Name/Origin	Comments
	<ul style="list-style-type: none"> There also needs to be more of a focus in promoting the value of local biodiversity.
Community Member	Object - The policy seems to reduce the controls on pruning/ removing trees from having to ask for consent on a tree that was 3 meters to now increasing the tree height to 5 metres.
Community Member	<p>The only significant change to the Tree Management Policy is to appear to make it easier for private landowners to remove trees between 3-5 metres. The consequence will be fewer trees growing to over 3 metres and a reduction in the future urban canopy's height and maturity. For wildlife the difference between 3 and 5 metres is significant for nesting and protection from predators and vehicles.</p> <p>Why are there no protections for native vegetation, particularly trees between 3 and 5 metres, of which there are hundreds of subtropical rainforest species endemic to this area's unique geography?</p> <p>The knock-on effect for wildlife and biodiversity will be significant if trees between 3 and 5 metres are now removed in large numbers due to the new freedoms given to residents, and no doubt developers in critical suburbs adjacent to the escarpment (e.g., Mt Keira, Mt Pleasant, Thirroul, Dapto) on private property. The only benefit appears to be reduced staff workloads in Wollongong Council for tree management - odd given rising council rates in this area. No reference to climate change or biodiversity loss and the critical role of AGED trees for carbon capture and storage. Trees need to be allowed to grow above 3 metres (indeed 5 metres) to lock in greenhouse gases and the notion that private residents are now free to reduce the stock of trees between 3-5 metres goes against the government targets for a low carbon transition. Tree Assets "aging" is not a "compounding issue" seeking a solution (page 2). It is something to celebrate and encourage.</p> <p>The section in 'Wollongong DCP 2009 Chapter E17: Preservation and Management of Trees and Vegetation Summary of Proposed Changes' New Objective: "Apply the Mitigation Hierarchy to tree and other vegetation management within the Wollongong LGA, and where impacts are unavoidable facilitate adequate compensation for tree removal and cleared vegetation to ensure no net loss of vegetation is incurred". There is a real threat here to existing vegetation that is mature stock as there appears to be limited safeguards about what constitutes 'unavoidable' and whether native flora will be emphasised in this compensation. What form will this compensation take? If financial, what safeguards are there for native flora to be planted to replace removed trees and cleared vegetation. Many species are simply not available in large enough quantities and in the right conditions to replace existing biodiversity. Why is the definition of 'habitat tree' not pertinent to trees below 5 metres (p.3)? This is critical to understand the importance of trees</p>

Name/Origin	Comments
	<p>in the 3-5 metre range and will impact wildlife if ill-defined. Where is the evidence to support the conclusion that trees between 3-5 metres are not critical for wildlife as habitat?</p>
<p>Community Member</p>	<p>People in our street won't plant any native trees possibly because they are unfashionable or they can't prune or cut them down. People should be made to plant natives or edible/ fruit trees.</p> <p>Please minimise concrete including driveway and maximise soft areas to low runoff into our ocean habituate and global warming.</p> <p>Please make developments in the Wollongong city area and surrounds push back off the pavement leaving room for future for trees in the streets, its fast becoming uglified by blocks of high rise with narrow footpaths. Each block should have landscaping and community recreation/ community gardens and areas of town squares, green spaces and meeting places easily accessed by people living in these high rise apartment blocks. Very sad to see this cheap and nasty town planning when we have the opportunity to make a beautiful city. Terrible town planning. Why?</p>
<p>Community Member</p>	<p>3m to 5m height exemption change is sensible.</p>
<p>Community Member</p>	<p>Keep the give back to the environment by replanting-stop planting and keeping huge gum trees and massive trees near buildings and houses. It is okay to say things are beautiful, but when children are being hit by branches and sticks or can't access areas due to danger or damage to one's property or valuables is due to trees being the wrong type in high human traffic areas be sensible with plans. It is all well and good until someone close to you is injured.</p> <p>Seriously big developers can clear huge amounts of vegetation and zoning areas, but the average person can't remove a dangerous tree near their dwelling. You should be able to remove a tree near your dwelling and have conditions around contributing to an organisation that replants in an appropriate space.</p>
<p>Community Member</p>	<p>There are many good features in the Policy, but I would suggest amending it in the following ways. Council should:</p> <ol style="list-style-type: none"> 1. prioritise growing local native species wherever possible; 2. increase availability of local native trees; 3. increase community education concerning the benefits of increased canopy cover; 4. provide more free local tubestock to ratepayers; 5. clarify what compliance measures it will take concerning trees over 5 metres.

Name/Origin	Comments
Community Member	<p>Inclusion of Developers in the Policy - this is a massive shortcoming of the policy in light of the increased development activity occurring in the region. Consideration for developer activity should be incorporated as there have been countless examples recently where development land clearing activity has resulted in substantial damage to adjacent residential properties as a result of silt and storm water runoff. This should be an obvious risk that occurs when large trees are removed on mass as there is no longer a root system that draws water deep into the soil. If the Tree Management Policy does not include activity by developers then you will see further reduction in the tree canopy, less greening, less shade, less biodiversity and you will not realise your vision. While including developers in the policy will increase complexity it must be done! As a LGA you cannot say on one hand that private land owners have a large responsibility for increasing canopy cover, and then on the other not implement any tree management restrictions or mandates on the vast number of development activity occurring in the region. If the Council does not want to include developers in the Tree Management Policy due to political/financial impacts, then at a minimum the Council should mandate that the public land/verge in front of the developments has canopy providing trees planted to enable some semblance of the greening goal to be achieved.</p>
Community Member	<p>I applaud all the work that has gone into this update. However I am really concerned about how the objectives can be achieved while this aspect of the DCP is so out of line with the planning guidelines controlling development in Wollongong, especially Medium Density Development.</p> <p>Surely something as simple as increasing set backs to create an adequate area of deep soil around developments to allow tree preservation and/or plantings would be possible. We are losing so many mature shade trees in the current rush to increase density of development in Wollongong. Off-sets resulting in plantings in parks will certainly benefit residents when they visit the parks, and will create habitat for native species, however they will not assist in shading our homes and streets.</p>
Community Member	<p>I agree it needs to be harder to remove trees.</p> <p>I think that council should only be planting local native trees- I was surprised that Crepe Myrtle are often used in urban areas e.g. Unanderra, when they are not indigenous. Can native trees be specified in the plan?</p>
Community Member	<p>Please prioritise biodiversity by planting local native species of trees as a default, followed by Australian native species.</p> <p>Will your stated compensation not encourage cutting of trees? There should be special protection for any trees with nesting hollows. Often these irreplaceable old growth specimens will house up to five different species nesting hollows. Tree plantings take decades before coming into their own. There should be a percentage of a block put aside for a large tree. Brisbane recommends 10 per cent.</p>

Name/Origin	Comments
Community Member	My concern is that when a block is redeveloped and many trees are removed, often they are replaced by 'landscaping' with ornamental and low quality plants instead of there being a requirement to plant local and or native plants that attract birds and insects and provide habitat.
Community Member	It would be good if council would take some control over what plants are able to be planted. There is a big push for simple plants that can easily take over an area (like Star Jasmine for example) when it comes to approving developments. Council should be favouring and pushing the use of native plants or plants that produce a fruit.
Community Member	<p>Trees planted in the Illawarra should be native to the Illawarra. "Australian native" is too broad, an acacia from Western Australia could easily become a weed in Wollongong. I feel that all trees planted should be locally native. The excellent online resource at https://finder.growingillawarranatives.org/plants/finder should be used for plant selection and also as a guide for developers.</p> <p>As the area from Kembla Grange through to Calderwood gradually fills with houses, there needs to be a minimum tree cover through the new suburbs. There are already too many subdivisions where the roof of one house almost touches the next, with no vegetation of any kind in between.</p>
Community Member	<p>Overall I support the contents however I suggest that there should be additional material inserted into the policy that deals with the impact of trees shading solar panels installed on the roof of domestic property, and the impact of trees eliminating the benefit of winter sun to provide passive heating.</p> <p>Roof top solar will continue to increase and is an important contribution to the production of clean renewable energy in the context of reducing climate change. The policy rightfully details the benefits of providing shade in the urban community, however it does not address the problem of when that shade blocks out the sun on solar panels or eliminate the benefit of warming a house in winter. There should be some provision in the policy that allows council to allow tree pruning and/or removal to maintain solar electricity production and winter warming.</p> <p>Where this is the reason that allows the removal of a tree I suggest that the owner of the property be required to plant a greater number of trees elsewhere (eg 3 or 5 trees). If they can't be located on the property owner's land, then the property owner would pay to have these trees planted on public land as part of Council's enhanced tree planting program. I think some recognition in the policy that roof top solar needs to be maintained without shading is especially relevant for properties close to the escarpment which already lose winter sun in the middle of the afternoon. Winter sun is lower in the northern sky in the middle of the day and trees which are close to and north and north west of a property block out winter sun and can almost eliminate solar collection in winter when it is</p>

Name/Origin	Comments
	<p>most needed to supply energy , and for heating a home. This is particularly relevant for houses which are built with passive solar architecture design. These houses are deliberately built to allow winter sun into the home to provide passive heating. The reality is that trees are planted or self seed and grow in locations that then cause unwanted shading in winter. Where trees grow after the build and block out the winter sun it defeats the intention and expenditure incurred to build a house designed to receive winter sun and the installation of solar panels.</p>
<p>Community Member</p>	<p>Indigenous species should always be promoted as first choice - and the reasons for this (best adapted to the climate, zero weed risk, habitat and wildlife value, Indigenous cultural values) should be made clear.</p> <p>There needs to be more education about the importance of native vegetation and the benefits it brings. There is a fear that native vegetation is a bushfire risk - with rainforest species, the opposite is true. The “neat and tidy” approach of having lawn under a few trees also encourages noisy miners. This information needs to include plant communities under 5m in height e.g. hind dune vegetation. So much of this has been lost already - we need to focus on regeneration and home owners can contribute to this by planting low-growing, low-maintenance Indigenous plants in their gardens. With appropriate education, this is likely to be highly popular.</p> <p>Local Indigenous species should be first choice everywhere, not just close to existing natural areas. In this way, new natural areas can be created. This can be supported through the excellent “tiny forests” initiative. However it’s also a good way of mitigating the vegetation-clearing damage of subdivisions.</p> <p>There really is no excuse for planting exotics - and “Australian native” is a Colonial concept. It’s time we moved past that and started behaving as though we’re on Dharawal Country. There is no need to “trial” Alphitonia, Podocarps etc. They have been growing successfully here for tens of thousands of years and are already popular street trees both here and in Sydney.</p> <p>I’m very concerned about increasing the height of native trees that can be removed without a permit. I don’t understand what’s to prevent the new saplings, intended to replace (ha ha ha) mature trees cut down on building and subdivisions, just being removed by the new owners since they are invariably under 3m when planted. So the “two for one” policy is unworkable and ineffective and needs replaced with something effective, such as a target canopy cover percentage.</p>
<p>Community Member</p>	<p>The term ‘Tree Management and Vegetation Permit’ should not become the non-descriptive ‘Permit’. The permit’s name should define its purpose.</p>

Name/Origin	Comments
	<p>Declared tree: the definition should be 3 metres or a diameter of 20 cm (200mm) at base to protect tree species that may be smaller along the coastal plain due to wind pruning and other factors.</p> <p>The Mitigation Hierarchy three step approach of “avoid, minimise, offset” provides developers with a process that allows for the removal of trees and vegetation irrespective of its biodiversity, habitat values or benefits to citizens. This will lead to the complete destruction of plant life, the fauna its supports and quality of life in areas set aside for building and construction. The Council should campaign vigorously against the implementation of the Mitigation Hierarchy approach.</p>
Community Member	<p>I like the focus on the urban forest and the Council's intention to encourage private land owners to plant more trees. However I would like a far more comprehensive plan to promote natives indigenous to the Illawarra. I believe the Council should ONLY be encouraging local indigenous natives - and that doesn't just apply to trees, but all plantings. We have a wonderful, diverse botanical gene pool to draw from, and we should be encouraging local natives for habitat, biodiversity and the protection of our beautiful bushland. Council Policy should be to actively encourage local natives in ALL areas of the LGA, not just in areas adjacent to existing natural areas.</p> <p>I would encourage the Council to do MUCH more to educate the LGA on the benefits of growing Illawarra native trees and plants. Also to educate local people of the dangers of planting inappropriate exotic species.</p>
Community Member	<p>Council Policy and supporting guidance should prioritize local native trees, not only in areas close to an existing natural area or riparian zone. The DCP and Tree Management documentation should prioritize growing local native species in every urban context to support the protection, restoration and re-establishment of biodiversity corridors and connections across the LGA.</p>



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Trees and Vegetation

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2		7/9/13	Amended
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1 INTRODUCTION

Trees and vegetation play an important role in the urban landscape, delivering significant long term benefits for our City and community wellbeing. Effective management depends upon appropriately regulated pruning and removal of trees and vegetation, as well as the long term retention, protection and growth of existing vegetation and new plantings.

2 PURPOSE

The purpose of this Chapter is to outline Council's requirements for the preservation and management of trees and other vegetation (including pruning and removal). It establishes a framework for the submission of applications relating to -

- The management of trees and vegetation
- The provision of permits and development approvals for vegetation clearing and tree removal and pruning
- Compensation for tree and vegetation removal.

It specifically declares trees and other vegetation under State Environmental Planning Policy (Biodiversity and Conservation) 2021 and for development under the Environmental Planning and Assessment Act 1979. Where a tree or other vegetation is declared in this Chapter, a person must not clear vegetation without a permit granted by Council or a development consent. Council can only issue a permit for the removal or pruning of native vegetation that is below the Biodiversity Offset Scheme (BOS) threshold.

3 LAND TO WHICH THIS CHAPTER APPLIES

This Chapter of the DCP applies to all lands within the City of Wollongong Local Government Area.

4 DEVELOPMENT TO WHICH THIS CHAPTER APPLIES

Assessment and approval pathways for tree removal, pruning or vegetation clearing depend on the purpose, nature, location and extent of vegetation clearing proposed.

This Chapter of the DCP applies to trees and vegetation (whether indigenous/endemic, exotic or introduced species) –

1. On all Non-Rural land (land in any zone other than RU1 – RU4) within the Wollongong LGA, where the proposed pruning, clearing or removal does not exceed the Biodiversity Offsets Scheme (BOS) threshold trigger. If the proposed removal or pruning exceeds the BOS threshold trigger, it requires an approval from the Native Vegetation Panel - refer to SEPP (Biodiversity and Conservation) 2021.
2. On Rural land (land zoned RU1-RU4), where the proposed pruning, clearing or removal is associated with a development that requires development consent from Council.

Section 10 of this Chapter identifies types of trees and works that do not require Council approval.

Two application processes are relevant to Council's assessment and approval for declared trees and vegetation:

1. Permit to remove trees and/or vegetation (generally for individual/small scale tree removal and pruning in urban areas) - refer to Council's website for guidance on policies and procedures;
2. Development consent via either Complying Development or Development Application.

5 OBJECTIVES

1. The objectives of this part of the DCP are to:
 - a) Protect trees within the City of Wollongong Local Government Area.
 - b) Protect and enhance native vegetation, habitat for native fauna and biodiversity.

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- c) Protect and enhance native vegetation for its scenic values and to retain the unique visual identity of the landscape.
- d) Conserve trees of ecological, heritage, aesthetic and cultural significance.
- e) Conserve significant stands of remnant vegetation.
- f) Manage non-native vegetation in accordance with its cultural heritage and landscape significance.
- g) Ensure that any new development considers and maximises the protection of existing vegetation in the site planning, design, development, construction and operation of the development.
- h) Identify trees and other vegetation that may be pruned or removed without the necessity for a Permit or development consent.
- i) Apply the Mitigation Hierarchy to tree and other vegetation management within the Wollongong LGA, and where impacts are unavoidable facilitate adequate compensation for tree removal and cleared vegetation to ensure no net loss of vegetation is incurred.

6 RELATED LEGISLATION

The following key legislation is related to this Chapter, noting that it is the applicant's responsibility to be familiar with, and comply with, all legislation current at the time of an application -

- Environmental Planning and Assessment Act 1979.
- Biodiversity Conservation Act 2016.
- National Parks and Wildlife Act 1974.
- Fisheries Management Act 1994.
- Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth).
- NSW State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- NSW Biodiversity Conservation Regulation 2017.

Note: It is an offence to harm or pick protected species, threatened species, populations or endangered ecological communities (EECs) under the *Biodiversity Conservation Act 2016* and the *Fisheries Management Act 1994*, without appropriate approvals or exemptions. The *Environment Protection and Biodiversity Conservation Act 1999* also prescribes offences for unapproved significant impacts on threatened species and threatened ecological communities. Prosecutions can result in significant penalties including fines and imprisonment.

7 RELATIONSHIP TO OTHER DCP CHAPTERS

This Chapter should be read in conjunction with Chapter E18: Native Biodiversity Impact Assessment, which relates to biodiversity and includes consideration of impacts to both flora and fauna and their interaction with landscape elements that sustain a diverse ecosystem.

8 APPROVAL PATHWAYS

8.1 Tree Clearing, Removal or Pruning that Require Approval

A person must not undertake clearing, pruning or removal of a declared tree or vegetation without development consent through a Development Application, or a Permit granted by Council. This section identifies what trees or vegetation are "declared" and sets out the approval process used by Council to assess applications.

Applications to Council for tree and/or vegetation clearing, removal and pruning are received by Council in the form of a **Permit Application** (where the Biodiversity and Conservation SEPP applies) or a **Development Application** (under Part 4 of the EP&A Act), unless the land is zoned for Rural purposes (RU1, RU2, RU3 or RU4) and the proposed clearing is not associated with a development application.

Any proposed clearing of vegetation on Rural land (zoned RU1-RU4) that is not associated with a Development Application is referred to NSW Local Land Services – Council cannot process these

applications. The NSW Government's online mapping tool must also be checked to determine if the proposed clearing will trigger the NSW Biodiversity Offset Scheme and require an application to the NSW Native Vegetation Panel.

8.2 Declared Trees or Other Vegetation - Permission is Required

This section declares trees and other vegetation for the purposes of the Biodiversity and Conservation SEPP 2021 and Part 4 of the Environmental Planning and Assessment Act 1979.

The species or kinds of trees and vegetation that are declared are -

1. Trees within the Wollongong LGA that are not identified in this Chapter as Exempt.
2. Native vegetation within areas mapped on Council's Plant Community Type Vegetation Map.
3. Vegetation that represents habitat or likely habitat for threatened species, populations, and endangered ecological communities as defined within the Biodiversity Conservation Act 2016.
4. Vegetation identified as a heritage item or within the curtilage of a heritage item, as identified under the Wollongong LEP 2009.
5. Vegetation located within a riparian zone or within 40 metres of the top bank of a creek, river, watercourse, wetland, stream or other aquatic habitat.

8.3 Tree/Vegetation Clearing, Removal or Pruning that Requires a Development Application

A Development Application (DA) is required for the tree/vegetation clearing, removal or pruning if the tree or vegetation is a type declared in Section 8.2 above, and any of the following apply -

- The proposed clearing, removal or pruning is part of an application for other building work or development that requires a DA under Part 4 of the Environmental Planning and Assessment Act 1979.
- Trees or Vegetation identified as a heritage item of local significance or forms part of a heritage item of local significance in Schedule 5 of Wollongong Local Environmental Plan 2009 and the activity is not determined to be 'minor development'
- Vegetation mapped as coastal wetlands and littoral rainforests area under the State Environmental Planning Policy (Resilience and Hazards) 2021.

If the Development Application will impact **native vegetation**, the NSW Government online tool should be checked to determine if the proposed clearing will trigger the Biodiversity Offsets Scheme (NSW Biodiversity Conservation Act 2016). Should the application trigger the Biodiversity Offset Scheme threshold, the DA will need to be accompanied by a Biodiversity Development Assessment Report in accordance with the Biodiversity Conservation Act requirements, prepared by an accredited assessor.

Tree and other vegetation management associated with a development must be undertaken in accordance with the Mitigation Hierarchy - Avoid, Minimise and then Offset (see Chapter E18 for further information on the Mitigation Hierarchy and Council's policies for further information on Council's offsetting requirements)

8.4 Tree Clearing, Removal or Pruning that Require a Permit

A Permit Application is required for the clearing and/or pruning of a declared tree on all non-rural land (i.e. land in any zone other than RU1-RU4) whenever the works are not for the purposes of a new development and development consent does not apply (NSW Biodiversity and Conservation SEPP 2021). If a development application has been approved for the removal of a tree, a Permit is not required for that tree.

In accordance with the NSW Biodiversity and Conservation SEPP 2021, a person must not injure, clear or prune vegetation declared under this DCP without a permit granted by Council, except in accordance with the exemptions outlined in Section 10.

The NSW Government's online tool must be checked to ensure the proposed clearing does not trigger the NSW Biodiversity Offset Scheme. Should the proposed clearing of native vegetation exceed the Biodiversity Offset Scheme threshold, an application must be made to the NSW Native Vegetation Panel, established under the Local Land Services Amendment Act 2016. Council can only issue a Permit for the removal or pruning of native vegetation that is below the Biodiversity Offset Scheme threshold.

9 COMPENSATORY PLANTING / OFFSETTING

To maintain urban tree canopy cover, the applicant may be required to undertake compensatory activities to offset the impacts incurred through an approval to clear vegetation. These activities may be guided by any offsetting policy that Council has and may include payment of a fee to Council, for Council to undertake tree replacement on Council owned/managed land on behalf of the applicant or replacement of the vegetation with a suitable local native tree species in an appropriate location within the private property (refer to Council's website for applicable policies and guidelines).

10 EXEMPTIONS FROM APPROVALS

1. Neither a Permit or Development Consent is required for the pruning, removal, or injury of any tree or other vegetation in the following situations, provided the work is carried out in accordance with NSW WorkCover NSW Code of Practice: Amenity Tree Industry 1998 and the guidelines in Australian Standard AS 4373-2007 Pruning of Amenity Trees:
 - a) Clearing of trees and vegetation on rural zoned land (zones RU1-RU4) that is authorised under the Local Land Services Act 2013 (LLS Act).
 - b) Where a complying development application is lodged under and can satisfy the criteria of SEPP (*Exempt and Complying Development Codes*) 2008. Applicants should refer to the SEPP for details. Any removal associated with development or to facilitate development will require a Development Application if it cannot meet the requirements of the SEPP.
 - c) Clearing of trees and vegetation in accordance with the NSW Rural Service 10/50 Vegetation Clearing Scheme Code of Practice.
 - d) Clearing of vegetation that is authorised by A Property Vegetation Plan under the (former) Native Vegetation Act 2003, or Conservation Agreement, or lands deemed certified under a Biodiversity Certification Agreement, as administered by the relevant authority.
 - e) Where a declared tree has been approved for removal or management under a previous development consent (i.e. where such vegetation is within the building envelope or the surrounding cartilage of the building envelope).
 - f) Where a declared tree is included in Council's Exempt Tree Species List in Appendix 1 to this Chapter (excluding trees within the curtilage of a heritage item or heritage conservation area) or is listed in the South East Regional Strategic Weed Management Plan as a priority weed or other weed of concern.
 - g) Where bushfire hazard reduction work is undertaken, authorised by the NSW Rural Fire Service under the *Rural Fires Act 1997*.
 - h) Where action is required or authorised to be done by or under the *Electricity Supply Act 1995*, the *Roads Act 1993* or the *Surveying and Spatial Information Act 2002* or other Statutory Authorities.
 - i) Where a declared tree is located within a State Forest or on land reserved for sale as a timber forest reserve under the *Forestry Act 1916*.
 - j) Where a declared tree is within an approved plantation meeting the criteria of the *Plantation and Reforestation Act 1999*.
 - k) *Where action is carried out by Council, State Emergency Service, Rural Fire Service, or another infrastructure authority/emergency service authority in response to an emergency (i.e. where there is an immediate threat of injury to persons or damage to property).
 - l) Any works to make safe a declared tree where there is an immediate threat of injury to persons or damage to property, either during or within 48 hours following a severe weather event. – Refer to note below.
 - m) Where the subject tree has been grown specifically for its edible fruit.
 - n) Where the works are undertaken by Council or a contractor acting on behalf of Council on Council owned or controlled land, including but not limited to lands within a sportsground, park, reserve, road reserve, riparian corridor.

***Note:** A Permit Application or Development Application must be lodged with Council for the removal or further pruning of a tree within 72 hours from the date of the emergency pruning works for any tree

upon private land.

Exclusions from Exemptions

This Section does not apply to any declared tree or vegetation which -

- Is classified as being part of a vulnerable, threatened or endangered ecological community, or provides (or has the potential to provide) habitat for native fauna, or fauna classified as vulnerable or threatened under the relevant Act;
- Is located on a site that is classified as containing vulnerable, threatened or endangered ecological communities;
- Is, or forms part of, a heritage item or is within a heritage conservation area;
- Is required to be retained by the conditions of a development consent or a Section 88B restriction on the use of the land or positive covenant instrument.

11 FURTHER INFORMATION: PERMIT APPLICATION AND DEVELOPMENT APPLICATION

1. A Permit is required from Council for cutting down, pruning, removal or injury of any declared tree that is not exempt or is not associated with development requiring development consent.
2. A Permit is also required for any dead or dying tree.
3. Pruning of major structural roots or anchor roots is also subject to a Permit.
4. Permits are not suitable as a means to facilitate development, complying or otherwise.
5. Permits cannot approve the removal of a tree that is required to be retained by a development condition of consent. An application to modify the development consent will be needed in this instance.
6. Applicants should refer to the policies and procedures on Council's website or contact Council's Customer Service Centre for further information on the application process and assessment criteria.
7. The lodgement of a Development Application is required for the cutting down, pruning, removal, or injury of trees or other vegetation in the following situations:
 - a) Any development requiring tree removal that cannot be carried out in accordance with *SEPP (Exempt and Complying Development Codes) 2008* including the Part 3 General Housing Code and 3A Rural Housing Code.
 - b) Any tree and/or other vegetation identified as an item of heritage significance or located on land identified as containing an item of heritage significance, in Schedule 5 of Wollongong Local Environmental Plan 2009, unless Council is satisfied that the proposed tree works are of a minor nature or are for the maintenance of the heritage item and/or would not adversely affect the heritage significance of the heritage item.
 - c) Trees and/or other vegetation on land affected by *State Environmental Planning Policy (Resilience and Hazards) 2021*.
 - d) ~~Vegetation that represents habitat or likely habitat for threatened species, populations and threatened ecological communities as defined within the Biodiversity Conservation Act 2016 and/or the Environment Protection and Biodiversity Conservation Act 1999.~~

12 DEVELOPMENT APPLICATION – LODGEMENT REQUIREMENTS

1. The following information is required to be submitted with any Development Application:
 - a) Application form - completed and signed by all relevant property owners. This includes all property owners on land to which the subject tree(s) is situated, who must sign the application form or alternatively, an attached supporting letter must be provided which authorises the lodgement of the application for any works on the subject tree(s).
 - b) Details of the proposed number, species, age and size (i.e. height, trunk diameter, canopy spread) of tree(s) and/or other vegetation proposed to be removed / pruned.

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- c) Full written details as to the reasons for the proposed pruning or removal of the tree(s) and/or other vegetation.
 - d) A full description of existing trees and other vegetation upon the site.
 - e) Payment of the prescribed application fee.
2. If a tree is growing near a common property boundary, ownership will be determined by identifying which side of the boundary the majority of the trunk's diameter exists at ground level.
3. Where a property is in a Strata Plan under the *Strata Schemes (Freehold Development) Act 1973* or the *Strata Schemes (Leasehold Development) Act 1986*, the written consent and Body Corporate seal is required from the Body Corporate which authorises the lodgement of the application for the specific type of works to be undertaken.
4. Council may require additional supporting information for an application, including the following:
 - a) Arborist's report;
 - b) Tree survey;
 - c) Flora and fauna impact assessment report;
 - d) Geotechnical or structural engineer's reports;
 - e) Bushfire assessment report;
 - f) Plumber's report;
 - g) Details of proposed root barriers; and/or
 - h) Medical Certificate from a Medical Practitioner in cases where the removal or pruning of a tree is requested due to quality of life issues (e.g. allergies).
5. An Arborist who can prepare reports is a person who is eligible for membership as a 'Consulting Arborist' with the National Arborists Association of Australia or the Institute of Australian Consulting Arboriculturists and who has obtained a Level 5 Certificate in Horticulture/Arboriculture or equivalent.
6. In cases where a tree has caused damage to a sewer, the application must include written evidence from a licensed plumber stating the extent of the problem. This is necessary given that damage to a sewer is often unidentifiable from the natural ground surface level.
7. In all cases, all costs associated with providing any required additional information shall be borne by the Applicant.

13 TREE AND VEGETATION MANAGEMENT AS PART OF A DEVELOPMENT PROPOSAL

1. As part of the assessment of a Development Application for buildings where existing trees or other native vegetation are on the site, Council will determine if the trees should be retained, can be removed or if modifications need to be made to the layout of buildings and driveways. This will be determined using criteria for evaluation of significant trees and vegetation. The Development Application must be supported by an Arborist Report that complies with Council's requirements.
2. Generally for a tree to be retained reference must be made to Australian Standard AS4790-2009 Protection of Trees on Development Sites.
3. Where Council has issued a Development Consent for a structure or building, any tree with its base within three (3) metres of that building or structure on the subject land may be removed without further application to Council, provided the Council's Tree Management Officer is satisfied before the tree is removed that its base is within the three (3) metre limit.
4. If it has been determined that a tree or trees are to be retained, a tree protection zone must be established. This will include a fenced off area which must be maintained throughout the construction period and shall be exclusive of any buildings, footings, excavation, retaining walls, materials storage, services, level changes or hard surfaces in the zone. **Certification from an AQF level 5 Arborist must be obtained** at the following stages of the development:
 - a) Before commencement of construction;
 - b) At mid point of the construction phase, **or as directed by the Project Arborist on jobs longer than six**

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months ; and

- c) At completion of the construction phase.
5. Larger sites should use a Council approved Landscape Management Plan or a Vegetation Management Plan to maintain trees on regular basis. Where an approved Landscape Management Plan (detailing the proposed management methods) does not exist approval should be sought from Council as part of a development application. A Vegetation Management Plan may be required where there is significant vegetation present

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Declared tree is defined as -

- a) Five (5) metres or more in height; or
- b) Have a diameter of 30 cm (300mm) or more measured at ground level.

Declared vegetation means any of the following types of vegetation:

- Native vegetation within areas mapped in the Wollongong Local Environmental Plan (LEP) 2009 Natural Resources Sensitivity layer, or
- Vegetation that represents habitat or likely habitat for threatened species populations and endangered ecological communities as defined within the Biodiversity Conservation Act 2016 and/or Environment Protection and Biodiversity Conservation Act 1999, or
- Vegetation identified as a heritage item or within the curtilage of a heritage item, as identified under the Wollongong LEP 2009; or
- Vegetation within an Aboriginal Place, or
- Vegetation within the core riparian zone of a riparian corridor as defined in Wollongong LEP 2009 and DCP 2009 Chapter E23 or considered waterfront land under the Water Management Act 2000.

Habitat tree means any tree which is a nectar feeding tree, roost and nest tree or a hollow-bearing tree which is suitable for nesting birds, arboreal marsupials (possums), micro-bats or which support the growth of locally indigenous epiphytic plants such as orchids.

Height means the distance measure vertically between the horizontal plane of the lowest point of the base of the tree which is immediately above ground and the horizontal plane of the uppermost point of the tree.

Injury means damage to a tree and includes:

- Lopping and topping,
- Poisoning, including applying herbicides and other plant toxic chemicals to a tree or spilling of oil, petroleum, paint, cement, mortar and the like onto the root zone,
- Cutting, tearing, breaking or snapping of branches and roots that is not carried out in accordance with accepted arboricultural practices or is done for invalid reasons, including vandalism,
- Ringbarking, scarring the bark when operating machinery, fixing objects by nails, staples or wire or fastening materials that circle and significantly restrict the normal vascular function of the trunks or branches,
- Damaging a tree's root zone by compaction or excavation, asphyxiation including unauthorised land filling or stockpiling of materials around the tree trunk, and / or
- Underscrubbing, unless carried out by hand tools such as brushcutters and the like.

State Policy means State Environmental Planning Policies, or any other state documents or policy having the same statutory effect, however described.

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APPENDIX 1 EXEMPT TREE SPECIES LIST

Common Name	Botanical Name
African Olive	<i>Olea europaea</i> subsp. <i>cuspidata</i>
Alder	<i>Alnus</i> species
Black Locust	<i>Robina pseudoacacia</i>
Box Elder	<i>Acer negundo</i>
Camphor Laurel	<i>Cinnamomum camphora</i>
Canary Island Date Palm	<i>Phoenix canariensis</i>
Hackberry or Sugarberry	<i>Celtis occidentalis</i>
China Doll	<i>Radermachera sinica</i>
Chinese Tallow	<i>Triadica sebifera</i> [<i>Sapium sebiferum</i>]
Cocos or Queen Palm	<i>Syagrus romanzoffiana</i>
Coral Tree	<i>Erythrina x sykesii</i>
Cotoneaster	<i>Cotoneaster</i> species
Domestic Fruit Trees	
Golden Cypress Pine	<i>Cupressus macrocarpa</i> 'Brunniana'
Honey Locust	<i>Gleditsia triacanthos</i>
Kaffir Plum	<i>Harpephyllum caffrum</i>
Golden Rain Tree	<i>Koelreuteria paniculata</i>
Liquidambar	<i>Liquidambar</i> species
Norfolk Island Hibiscus/Itchy Pod Tree	<i>Lagunaria patersonii</i>
Oleander	<i>Nerium oleander</i>
Pepper Tree	<i>Schinus areira</i>
Poplar	<i>Populus</i> species
Privet	<i>Ligustrum</i> species
Radiata Pine	<i>Pinus radiata</i>
Rubber Tree	<i>Ficus elastica</i>
Silky Oak	<i>Grevillea robusta</i>
Umbrella Tree	<i>Schefflera actinophylla</i>
Willow	<i>Salix</i> species
Yellowwood	<i>Nageia falcatus</i>



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1 INTRODUCTION –

The Wollongong Local Government Area (LGA) is biologically diverse and contains a high number of ecological communities, native plants and animals that play an important role in the natural landscapes of the city.

Council has acknowledged the value of biodiversity and the role of Council and the community in its protection and preservation in the Community Strategic Plan Goal 1 “We value and protect our environment” and in the Sustainable Wollongong Strategy. This Development Control Plan (DCP) Chapter supports the Wollongong Local Environmental Plan (WLEP) 2009 by guiding development outcomes which align with our responsibility to manage and protect native flora and fauna, threatened species populations and endangered ecological communities.

2 PURPOSE

The purpose of this Chapter is to establish a framework for the submission of applications relating to development, activities or actions that have the potential to adversely impact on native biodiversity. It prescribes Council’s requirements relating to flora and fauna impact assessments, and threatened species and threatened ecological community surveys and reports, including the Test of Significance and Biodiversity Development Assessment Reports (BDARs).

3 LAND TO WHICH THIS CHAPTER APPLIES

This Chapter of the DCP applies to all lands within the Wollongong Local Government Area (LGA).

4 DEVELOPMENT TO WHICH THIS CHAPTER APPLIES

This Chapter applies to development, activities and actions that may impact on biodiversity including both development requiring consent under Part 4 of the *Environmental Planning and Assessment Act 1979*, and tree/vegetation clearing for which a permit is sought under the NSW State Environmental Planning Policy (Biodiversity and Conservation) 2021. It does not apply to activities under Part 5 of the *Environmental Planning and Assessment Act 1979*.

This Chapter also provides guidance on biodiversity assessment associated with Planning Proposals under Part 3 of the *Environmental Planning and Assessment Act 1979*.

5 OBJECTIVES

The objectives of this DCP Chapter are to:

1. Protect and enhance biodiversity in the Wollongong LGA, including threatened species, populations, ecological communities and corridors for flora and fauna;
2. Provide a consistent framework to assess applications which propose the clearing, removal or pruning of native vegetation/trees;
3. Ensure the impacts of development/vegetation clearing on biodiversity are managed through the Mitigation Hierarchy, with an emphasis on avoidance, and then if unavoidable, minimisation in accordance with the relevant legislation, policy and Council’s commitment to protect and enhance biodiversity;
4. Support compensation mechanisms where impacts to biodiversity are unavoidable.

6 RELATED LEGISLATION

The following key legislation is related to this Chapter, noting that it is the applicant’s responsibility to be familiar with, and comply with, all legislation current at the time of an application -

- Environmental Planning and Assessment Act 1979.

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- Biodiversity Conservation Act 2016.
- National Parks and Wildlife Act 1974.
- Fisheries Management Act 1994.
- Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth).
- NSW State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- NSW Biodiversity Conservation Regulation 2017.

Note: It is an offence to harm or pick protected species, threatened species, populations or endangered ecological communities (EECs) under the *Biodiversity Conservation Act 2016* and the *Fisheries Management Act 1994*, without appropriate approvals or exemptions. The *Environment Protection and Biodiversity Conservation Act 1999* also prescribes offences for unapproved significant impacts on threatened species and threatened ecological communities. Prosecutions can result in significant penalties including fines and imprisonment.

7 RELATIONSHIP TO OTHER DCP CHAPTERS

This Chapter should be read in conjunction with Chapter E17: Preservation and Management of Trees and Vegetation. Chapter E18 relates to biodiversity and includes consideration of impacts to both flora and fauna and their interaction with landscape elements that sustain a diverse ecosystem, in contrast to Chapter E17, which relates only to the preservation of trees and other vegetation.

8 APPROVAL PATHWAYS

A person must not undertake clearing, pruning or removal of a declared tree or vegetation without development consent through a Development Application, or a Vegetation Clearing Permit granted by Council (see Chapter E17).

Applications to Council for tree and/or vegetation clearing, removal and pruning are received by Council in the form of a **Development Application** (under Part 4 of the EP&A Act 1979) or a **Vegetation Clearing Permit Application** (where NSW SEPP – Biodiversity and Conservation 2021 applies). Some variations and exemptions to these approval pathways exist - these are detailed in Section 9 below.

Note: Applicants should also consider any implications under the State Environmental Planning Policy (Resilience and Hazards) 2021 by referring to associated mapping to determine if any impacts have the potential to occur in mapped coastal wetlands or littoral rainforests.

9 CONTROLS

9.1 Native Biodiversity Impacts Associated with a Development Application

9.1.1 A **Development Application** submitted to Council must demonstrate that any clearing, pruning or removal of a declared tree or vegetation associated with a development is to be undertaken in accordance with the **Mitigation Hierarchy** – of first avoid, then minimise, then offset. This means that the first priority is to avoid impacts of a proposal on biodiversity values. Where impacts cannot be avoided, a reasonable attempt must be made to minimise any impact. When all feasible measures have been taken to avoid and minimise the impacts, offsets should be used to compensate for any remaining impacts.

9.1.1.1 **Avoid:** Applicants must undertake the following measures to avoid biodiversity impacts associated with any development - careful site selection or actions taken through the design, planning, construction and operational phases of the development to completely avoid impacts on biodiversity values, or certain areas of biodiversity. Refer to the Biodiversity Assessment Method (BAM) for operational guidance.

9.1.1.2 **Minimise:** Where impacts cannot be avoided, measures are to be applied throughout the development planning and design and the operational life cycle which seek to reduce the residual impacts of development on biodiversity values. Mitigation measures must be genuine and be able to demonstrate that they will result in improvement or no net loss in perpetuity or for the life of the development and associated impacts.

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9.1.1.3 **Offset:** Offset measures must be undertaken to compensate for any residual significant, adverse impacts that cannot be avoided and / or minimised, in order to achieve no net loss or a net gain of biodiversity and biodiversity values.

9.1.2 If the Development Application (DA) will impact **native vegetation:**

- The NSW Government online tool should be checked to determine if the proposed clearing will trigger the Biodiversity Offsets Scheme (BOS) (See sections 9.4 and 9.5).

9.2 Native Biodiversity Impacts that are not associated with a Development Application

9.2.1 Applicants seeking to clear, prune or remove a declared tree(s) or vegetation that is not associated with a development application, must check the NSW Government's online tool to determine if the proposed clearing triggers the Biodiversity Offsets Scheme (BOS).

9.2.2 Where the BOS is not triggered applicants must apply to Council for a **Vegetation Clearing Permit**.

9.2.3 If the proposed clearing of native vegetation exceeds the BOS threshold, Council is not the appropriate regulatory authority for these activities and an application must be made to the NSW Native Vegetation Panel.

9.2.3 Exemptions to the requirement for a Vegetation Clearing Permit Application apply where the land is zoned for Rural purposes (RU1, RU2, RU3 or RU4). Council is not the appropriate regulatory authority for these activities. Advice regarding approval must be sought from the NSW Local Land Services.

9.3 Flora and Fauna Assessments

Flora and fauna assessments are required to be conducted and corresponding reports prepared and submitted to Council under the following circumstances-

1. For developments proposed under Part 4 of the *Environmental Planning and Assessment Act 1979* where direct or indirect impacts are anticipated to native biodiversity, including prescribed impacts as defined under the *Biodiversity Conservation Regulation 2017*.
2. For native vegetation clearing activities not associated with other development for which a Vegetation Clearing Permit is required and, where the clearing relates to -
 - (a) Threatened species, and/or threatened ecological communities (listed under the *Biodiversity Conservation Act 2016*), and/or
 - (b) Fauna habitat e.g. hollow-bearing trees, and/or
 - (c) Lands identified in the Wollongong LEP 2009 Natural Resources Sensitivity–Biodiversity Layer, and/or
 - (d) Lands identified in the Wollongong LEP 2009 Illawarra Escarpment Map, and/or
 - (e) Lands zoned as C2, C3 or C4, and/or
 - (f) Vegetation within 40m of a watercourse.

Flora and fauna assessment reports must be prepared by a suitably qualified expert and in accordance with the NSW Government 'Threatened Species Survey and Assessment Guidelines and Field Survey Methods'.

A flora and fauna assessment will assist Council in determining the potential impacts of a development/ clearing and whether the BOS is applicable to the development.

9.4 Biodiversity Offsets Scheme (BOS)

The *Biodiversity Conservation Act 2016* and the corresponding *Biodiversity Conservation Regulation 2017* outline the framework for addressing impacts on biodiversity from development and clearing, based on the

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Mitigation Hierarchy of avoid, minimise and offset impacts. They provide a mechanism to offset any residual impacts to biodiversity above prescribed thresholds through application of the BOS.

For all activities likely to have biodiversity impacts proposed to be conducted under Part 4 of the *Environmental Planning and Assessment Act 1979* and/or a Vegetation Clearing Permit (issued under the State Environmental Planning Policy (Biodiversity and Conservation) 2021) applicants must determine if the BOS applies through application of the Biodiversity Values Map and Threshold (BMAT) tool. Relevant Development Applications and Applications for Vegetation Clearing Permits should be accompanied by a BMAT report.*

* The accuracy of the BMAT tool report is dependent on the accuracy of the information input into the tool. In this regard applicants must provide the total development footprint including that which is required for construction. Council may request resubmission of the reports if there is any uncertainty about the accuracy of information.

9.5 The Biodiversity Assessment Method (BAM) and Biodiversity Development Assessment Reports (BDARs)

For proposed activities associated with a development application, once it is determined that the BOS applies, the applicant must engage an accredited assessor to apply the Biodiversity Assessment Method (BAM) to the proposal.

After applying the BAM, the accredited person will prepare a Biodiversity Development Assessment Report (BDAR) if required.

As the consent authority Council will consider the information in the BDAR when deciding whether to approve the development proposal and any appropriate conditions required to mitigate the identified impacts. Any required changes to the proposed activities are likely to necessitate amendments to the BDAR.

It is Council's preference that any impacts incurred as a result of development undertaken in the Wollongong LGA be offset by actions in the Wollongong LGA, such as purchasing and retiring credits that have been generated in Wollongong.

If Council is satisfied with the BDAR and the measures proposed to avoid and minimise biodiversity impacts and the development is approved, Council will issue conditions of consent that will include a requirement for the applicant to:

- retire any applicable biodiversity credits to offset the residual impact on biodiversity values of the number and class specified in the report, or
- make a payment to the Biodiversity Conservation Fund to the value of the credits in accordance with the offsets payment calculator.

Any conditions of consent must be complied with before any development is carried out that would impact on native biodiversity values.

Note: the NSW Government has requested that any non-compliant BDAR be referred to them for reporting and auditing purposes.

9.6 Test of Significance

Where the proposed activities relate to impacts on threatened species and/or threatened ecological communities but do not trigger the BOS vegetation clearing threshold, applicants must complete a 'Test of Significance' (5 part test) in accordance with Section 7.3 of the *Biodiversity Conservation Act 2016*.

Tests of significance must be prepared by a suitably qualified expert in accordance the NSW Government Threatened Species Test of Significance Guidelines, and Threatened Species Survey and Assessment Guidelines and Field Survey Methods.

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If the 'Test of Significance' assessment indicates that there will be or is likely to be a significant impact, the applicant must carry out an assessment according to the BAM and the [BAM Operational Manual](#) and prepare a BDAR.

Vegetation Clearing Permit applications, wherein the activities are determined to have a significant impact, will be refused.

9.7 Serious and Irreversible Impacts (SAls)

The BOS recognises that there are some impacts to biodiversity that the community expects will not occur, such as impacts to threatened entities that are most at risk of extinction from potential development. These are defined as Serious and Irreversible Impacts (SAls). In preparing a BDAR the assessor is required to provide information on SAls that may be incurred as a result of the proposed activities.

The principles for determining SAls are detailed in the NSW government SAI guidance document. The most current list of SAI candidates and triggers should be referenced from the NSW BioNet Threatened Biodiversity Data Collection database.

Key Council considerations for SAls:

1. Council is responsible for deciding whether the impact from the development or activity is likely to be serious and irreversible;
2. Council MUST refuse a development application where a SAI is determined likely.

Note: The lack of full scientific certainty should not be used as a defence in postponing measures to prevent environmental degradation. Therefore, applications should adopt a precautionary principle that is guided by -

- a) Careful evaluation to avoid serious or irreversible damage to the biodiversity, in particular threatened species, and
- b) An assessment of the risk weighted consequences of various options.

9.7.1 Guiding Principles for Serious and Irreversible Impacts in the Wollongong Context

Whilst it is acknowledged that every site and case will have its own unique circumstances that will need to be considered, the following four guiding principles provide a framework for assessing SAI in Wollongong and reflect expectations for activities that have the potential to impact on Critically Endangered Ecological Communities -

1) AVOID

The primary goal is to avoid further loss of Critically Endangered Ecological Communities or other SAI entities due to development. SAI entities are already at high risk of extinction in the immediate future as determined by the NSW Scientific Committee and their inclusion as SAI candidate entities. Additional loss will result in further decline and greater risk of extinction.

The applicant for the proposed activity must demonstrate measures to avoid any impact upon SAI entities. Loss of developable land and commercial non-viability are not a consideration when assessing SAI.

2) MITIGATE

Where impacts to the SAI entity cannot be avoided, the applicant must demonstrate measures to mitigate any impacts (direct and indirect). Mitigation measures must be genuine and be able to demonstrate that they will result in improvement or no net loss of the SAI entity in perpetuity or for the life of the development.

3) MAINTAIN

The applicant must demonstrate that the viability and functionality of the SAI patch/connectivity is maintained or improved as a result of the development.

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4) **OFFSET**

Any offsetting of unavoidable impacts on the SAI entity are to occur within the Wollongong LGA.

9.8 Local Compensatory Requirements

Notwithstanding the requirements of the BOS, applicants may be required to undertake compensatory activities to offset the proposed impacts incurred through an approval to clear vegetation and/or incur impacts to native biodiversity. This is to ensure that there is no long-term net loss of native biodiversity across the LGA. These activities may be guided by Council's biodiversity offsetting/compensatory policies and may include payment of a fee to Council to fund biodiversity remediation activities on Council owned/managed land on behalf of the applicant, or replacement of the vegetation with suitable local native vegetation species in an appropriate location within the private property.

9.9 Proposals That Require a Variation to Controls

Any proposal that involves variations to the development controls in this Section of the DCP or offsetting should be discussed through Council's pre-lodgement consultation process before submitting a development application.

9.10 Protection of Conservation Lands

Development must not adversely impact upon existing or planned conservation lands including -

- a) Conservation zoned lands under the Wollongong LEP 2009;
- b) Conservation lands established under Biodiversity Certification Agreements;
- c) Biodiversity Stewardship sites;
- d) Biobanking sites;
- e) Sites with registered Conservation or Wildlife Refuge Agreements; and
- f) NPWS estate.

The introduction of stormwater or other indirect impacts may result in negative impacts on these sites, which are established to improve biodiversity outcomes. Consequently, development must be planned and implemented to avoid any adverse impacts upon conservation lands. Where a proposed development is determined to impact on conservation lands Council will refuse the application.

9.11 Planning Proposals

Planning Proposals must be prepared in accordance with Council's Planning Proposal Policy, which includes preservation and conservation of the environment as a priority. Anticipated future development should be designed in accordance with the Mitigation Hierarchy established by the *Biodiversity Conservation Act 2016*; firstly avoid, then minimise impacts on existing vegetation and ecosystems as a priority. In most instances a Biodiversity Constraints Assessment will be required to inform Planning Proposals. Applicants must advise Council where future BDARs and/or offsetting requirements are anticipated.

9.12 Biodiversity Certification

Council encourages developers to investigate and pursue Biodiversity Certification for Planning Proposals where the future anticipated development is likely to result in impacts to native biodiversity values, in particular threatened species, threatened ecological communities and/or their habitat.

It is Council's preference that any offsets undertaken as a result of conservation measures through Biodiversity Certification in the Wollongong LGA occur within the Wollongong LGA.

Council may consider dedication (ownership and management) of Biodiversity Stewardship sites established through Biodiversity Certification.

If a development is located in an area that is already subject to Biodiversity Certification, the development application must be in accordance with the certification.

DEFINITIONS AND ACRONYMS

BAM: Biodiversity Assessment Method established under the *Biodiversity Conservation Act 2016*.

BDAR: Biodiversity Development Assessment Report prepared in accordance with the *Biodiversity Conservation Act 2016*.

Biodiversity: The same meaning as defined in the *Biodiversity Conservation Act 2016*.

Biodiversity values: The same meaning as defined in the *Biodiversity Conservation Act 2016* and *Biodiversity Conservation Regulation 2017*.

Biodiversity offset: measures taken to compensate for any residual significant, adverse impacts that cannot be avoided, minimised and / or rehabilitated or restored, in order to achieve no net loss or a net gain of biodiversity. See also mitigation hierarchy.

BMAT: Biodiversity Values Map and Threshold Tool.

BOS: Biodiversity Offsets Scheme established under the *Biodiversity Conservation Act 2016*.

DA: Development application under Part 4 of the *Environmental Planning and Assessment Act 1979*.

Endangered ecological community (EEC): Ecological communities that face a very high risk of extinction in the near future as listed under NSW State and/or Commonwealth threatened species legislation.

Endangered population: An isolated population of a species that faces a very high risk of extinction in the near future as listed under NSW State and/or Commonwealth threatened species legislation.

Endangered species: A species that faces a very high risk of extinction in the near future as listed under NSW State and/or Commonwealth threatened species legislation.

Environmentally Sensitive Land: Conservation Zones, land within 40m of a mapped watercourse, and LEP Clause 7.2 and/or 7.8 mapped lands.

Indirect Impacts: Impacts that occur when the proposal affects native vegetation and threatened species habitat beyond the development footprint or within retained areas (e.g. transporting weeds or pathogens, dumping rubbish). This includes impacts from activities related to the construction or operational phase of the proposal and prescribed impacts.

Key threatening process: Threats that adversely affect threatened species, populations or ecological communities, or could cause species, populations or ecological communities to become threatened as listed under NSW State and/or Commonwealth threatened species legislation.

Mitigation Hierarchy -

- Avoid, minimise, offset. This means that the first priority is to avoid impacts of a proposal on biodiversity values. Where impacts cannot be avoided, a reasonable attempt must be made to minimise any impact. When all feasible measures have been taken to avoid and minimise the impacts, offsets should be used to compensate for any remaining impacts.
- Avoid: measures taken by an applicant such as careful site selection or actions taken through the design, planning, construction and operational phases of the development to completely avoid impacts on biodiversity values, or certain areas of biodiversity. Refer to the BAM for operational guidance.
- Minimise: a process applied throughout the development planning and design life cycle which seeks to reduce the residual impacts of development on biodiversity values.

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- Offset: measures taken to compensate for any residual significant, adverse impacts that cannot be avoided and / or minimised, in order to achieve no net loss or a net gain of biodiversity and biodiversity values.

Native Vegetation: Native vegetation is defined under the Part 5A, Division 1 Section 60B of the *Local Land Services Act 2013*.

Native Vegetation: For the purposes of this section of the DCP, native vegetation means any of the following types of plants native to New South Wales -

- (a) trees (including any sapling or shrub or any scrub).
- (b) understorey plants.
- (c) groundcover (being any type of herbaceous vegetation).
- (d) plants occurring in a wetland.

A plant is native to New South Wales if it was established in New South Wales before European settlement.

Prescribed Native Vegetation -

- Remnant or regrowth native vegetation
- Native vegetation planted for the purpose of environmental or habitat rehabilitation or restoration
- Threatened species or ecological communities

Note: That this does not include native vegetation within a standard landscaped residential garden unless they meet the definition of a prescribed tree in DCP Chapter E17.

SAII: Refers to serious and irreversible impacts – see section 6.7 of the *Biodiversity Conservation Regulation 2017*.

Threatened ecological community (TEC): ecological communities listed as critically endangered, endangered or vulnerable under NSW State or Commonwealth threatened species legislation.

Threatened species: Any individual species listed as critically endangered, endangered or vulnerable under NSW State or Commonwealth threatened species legislation.



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1 INTRODUCTION

1. This chapter of the DCP provides guidelines for the subdivision of land and the siting and design of buildings within the Illawarra Escarpment.
2. This chapter of the DCP reflects the findings and recommendations of the *Commission of Inquiry into the Long Term Planning and Management of the Illawarra Escarpment May 1999* report by Commissioner William Simpson and the subsequent, *Illawarra Escarpment Strategic Management Plan (2005)*, *Illawarra Escarpment Land Use Review Strategy 1 June 2007* and *Illawarra Escarpment Explanatory Document 1 June 2007*, prepared by HLA Envirosciences Pty Ltd on behalf of Council.
3. The chapter applies to all lands within the Illawarra Escarpment generally at or above the RL 50 metre contour level extending upwards to the top of the escarpment with a 150 metre buffer (ie as shown in Figure 1). This chapter applies to lands within the Illawarra Escarpment zoned either: RU1 Primary Production, RU2 Rural Landscape, RU4 Rural Small Holdings, E1 National Parks and Nature Reserves, E2 Environmental Conservation, E3 Environmental Management, E4 Environmental Living and SP 2 Infrastructure under *Wollongong Local Environmental Plan 2009 (WLEP 2009)*.
4. This chapter of the DCP should be read in conjunction with WLEP 2009 and other parts of this DCP, especially Part E of the DCP.
5. Figure 1 below shows the boundaries of the Illawarra Escarpment within the City of Wollongong Local Government Area.

2 OBJECTIVES

1. The key objectives of this part of the DCP are to:
 - (a) Protect and maintain the visual character and high scenic environmental quality of the Illawarra Escarpment;
 - (b) Protect and conserve the cultural heritage of the Illawarra Escarpment, including places of Aboriginal cultural heritage significance;
 - (c) Protect and conserve items of environmental heritage, including former coal mines and villages;
 - (d) Ensure development is designed to minimise any potential visual impact upon the escarpment, when viewed from key vantage points throughout the LGA;
 - (e) Ensure development is consistent with the principles of Ecologically Sustainable Development, especially inter-generational equity; bearing in mind the unique environmental characteristics of each specific locality within the escarpment area;
 - (f) Ensure that development is restricted to legally cleared sites within the escarpment slope and foothill areas only and any such development is well designed to minimise potential bush fire, land instability, flooding and or drainage hazard risks;
 - (g) Ensure that any new development makes provision for adequate water supplies and an environmentally acceptable waste water treatment system and stormwater drainage;
 - (h) Ensure access roads to development are designed to minimise any adverse visual impact on the escarpment and to ameliorate any potential soil erosion or land instability impacts; and
 - (i) Ensure that electricity and telecommunications infrastructure is provided in a cost effective but environmentally sensitive manner.
 - (j) Facilitate land owners to enter into Biodiversity Stewardship Agreements to manage land for conservation outcomes and create offset sites to generate biodiversity credits.

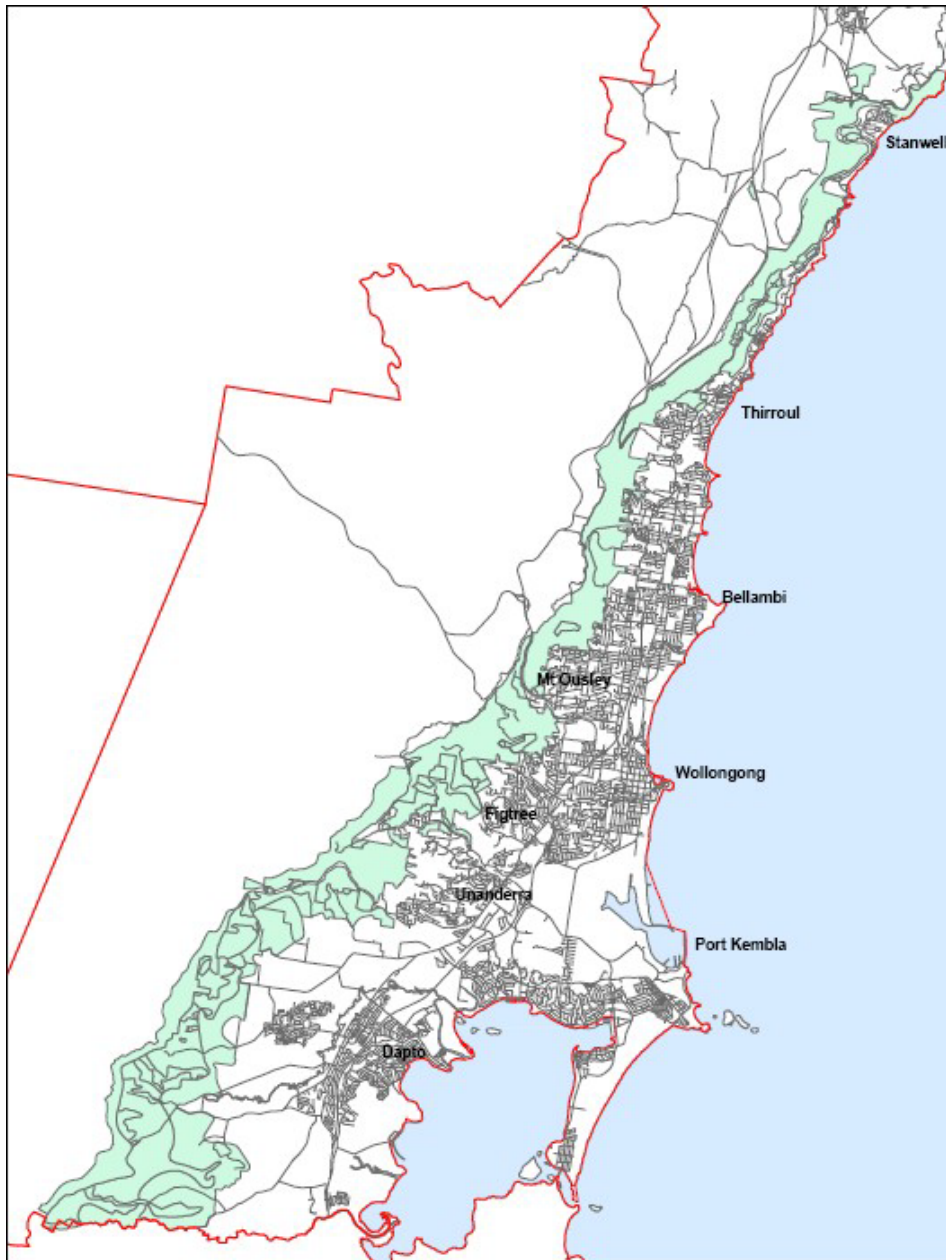


Figure 1: Illawarra Escarpment in the City of Wollongong Local Government Area

3 DEFINITIONS

Development Opportunity Envelope identifies a building envelope that ensures that development is not visible from important viewing locations for that section of the escarpment.

Visibility is a measure of the extent to which the escarpment may be visible from surrounding locality taking into account the period of the view, view distance and context of the view. The underlying rationale for this aspect of the visual quality analysis is to analyse the visibility of the escarpment by precinct and identify key viewpoints necessary for visual absorption capacity and Development Opportunity Envelope identification. Distance plays a strong influence on visibility as the preparation of the view frame occupied by the escarpment decreases with distance. In addition atmosphere influences tend to reduce the level of contrast between development disturbances and the escarpment landscape.

Visual absorption capacity is an estimation of the capacity of a particular locality of landscape to absorb development without creating a significant change in visual character or a reduction in scenic environmental quality of the locality. The capacity to visually absorb development is primarily dependent on landform, vegetation and existing development. A major factor influencing visual absorption capacity is the level of visual contrast between the proposed development and the existing elements of the landscape in which the proposal is occupied. For example, flat or gently sloping open forest has a higher capacity to visually absorb development than strongly undulating cleared escarpment ridges and escarpment slopes. Further, if visually prominent development already exists on the escarpment then the capacity of the locality to absorb an additional development is higher, than a similar section of the escarpment that has a natural undeveloped visual character.

4 ESCARPMENT PRECINCTS WITHIN THE CITY OF WOLLONGONG LOCAL GOVERNMENT AREA

The *Illawarra Escarpment Land Use Review Strategy* divided the Illawarra Escarpment within the city into ten (10) distinct precincts, namely:

1. Marshall Mount / Calderwood Precinct – This precinct is the southern most precinct and highest precinct of the Illawarra Escarpment and extends northwards from the Wollongong City LGA southern boundary with Shellharbour City Council to Huntley Colliery / Avon Colliery at Bong Bong Pass;
2. West Dapto Bowl Precinct – This precinct extends northwards from Bong Bong Pass in the south to Mt Kembla and the Farmborough Heights ridgeline above Kembla Grange;
3. The Heights Precinct – This precinct includes the contained concave landform between the Mt Kembla footslopes and Mt Nebo footslopes and includes the suburbs of Farmborough Heights, Unanderra and Cordeaux Heights and the catchments of Allans Creek and Charcoal Creek and the lower catchments of American Creek and Brandy and Water Creek;
4. Mt Kembla Precinct – This precinct includes the elevated, closed and contained landscape of the suburbs of Mt Kembla and Kembla Heights and is located within the side slopes and tributary floor of American Creek, which runs parallel to the Cordeaux Heights ridgeline to the east and the escarpment to the west;
5. Mt Keira Precinct – This precinct covers the elevated footslopes of Mt Keira extending from Mt Nebo and the O'Briens Road ridgeline, Figtree in the south, through the Mt Keira Road ridgeline, West Wollongong to the Keiraville / University of Wollongong ridgeline in the north;
6. Balgownie Valley Precinct – This precinct is a contained concave distinct valley extending further back from the coastal plain to the escarpment between the prominent landforms of Mt Keira and Brokers Nose. The suburbs of Keiraville, Mt Ousley, Mt Pleasant and Balgownie occur within this precinct;
7. Coastal Ridges Precinct – This precinct extends from Brokers Nose in the south to the vegetated ridgeline separating Thirroul and Austinmer in the north and the suburbs of Tarrawanna, Corrimal, Russell Vale, Woonona Heights, Bulli and Thirroul occur in this precinct;
8. Cliff Coast Precinct – This precinct extends from the vegetated elevated ridgeline adjacent to Mountain Road, Thirroul in the south to the end of the escarpment adjacent to the School of Arts at Clifton in the north and includes the suburbs of Austinmer, Coledale, Wombarra, Scarborough and Clifton;
9. Stanwell Precinct – This precinct includes the headlands and valleys between Clifton and Bald Hill and includes the suburbs of Colecliff and Stanwell Park; and
10. Maddens Plain Precinct – This precinct is located within undulating perched heathland above the escarpment adjacent to the existing Illawarra and Boomerang Golf Courses.

5 VISUAL IMPACT ASSESSMENT

5.1 General

1. The *Illawarra Escarpment Strategic Management Plan* recognises the significant scenic and aesthetic value of the escarpment and includes several objectives, principles and actions to conserve these values:

‘Protect and conserve the cultural heritage of the escarpment including not only physical items but the scenic and aesthetic values that inspire people and draw them to the Illawarra for tourism and recreation’ (p.4).

‘Identify areas of natural or scenic aesthetic attraction that add to the overall ‘value’ of the escarpment. Whilst one person’s perceived value is different to another’s, there seems uniform appreciation amongst the community that the ‘naturalness’ and scenic quality of the escarpment is a valuable asset that needs to be protected.’ (p.17).

‘Development proposals, controls, conditions of consent and management policies should seek to preserve, protect and reinforce the scenic attributes of each high quality area.’ (p.47)
2. Development in any precinct of the escarpment will require an appropriate visual impact assessment to be undertaken early in the design phase.
3. Visual impact assessment involves two main steps:
 - (a) Identification of a Development Opportunity Envelope for the subject site; and
 - (b) Visual impact assessment of the potential impact of the proposed development.
4. The Development Opportunity Envelope is determined based on Key Vantage point view locations that have been nominated for each escarpment precinct. These view locations are contained in Appendix 1. Also included in Appendix 1 are guidelines relating to the visual absorption capacity and the potential for development opportunity envelopes within each precinct.

5.2 Development Opportunity Envelope

1. Development will only be permitted where it is contained within a Development Opportunity Envelope. The Development Opportunity Envelope identifies the limits of development and form that may enable satisfaction of the net gain in the scenic and aesthetic values of the escarpment.
2. Identifying the Development Opportunity Envelope requires assessment of the following aspects:
 - (a) Size of the cleared portion of the site;
 - (b) Slope of the land;
 - (c) Height of surrounding vegetation;
 - (d) Type and composition of surrounding vegetation (e.g. closed rainforest, open forest, woodland, grassland);
 - (e) Length of the clearing up the slope of the escarpment;
 - (f) Angle of line of sight over foreground vegetation from nominated key viewing locations; and
 - (g) Interception point of the line of sight from nominated key viewing locations, on the canopy of the vegetation behind and / or above the cleared site.
 - (h) The assessment will require input of the sightlines from Key viewing locations by a Registered Surveyor.
3. The vertical limit of the Development Opportunity Envelope shall be defined as no greater than 66% of the height of the forest trees providing foreground screening adjacent to the Development Opportunity Envelope.

5.3 Visual Impact Analysis

1. The potential visual impact of a proposed development within a precinct may be assessed by considering a combination of two factors:

- (a) Visibility of the development; and
 - (b) Visual absorption capacity of the landscape to absorb the development.
2. An assessment of the visual impact of a proposed development must take into consideration the following elements:
 - (a) Key viewpoints;
 - (b) Period of view;
 - (c) Context of view; and
3. Extent of view.

5.3.1 Key Viewpoints

1. Key viewpoints / vantage areas that need to be considered for any development have been nominated for each precinct. These are included in Appendix 1.
2. Views of the escarpment from local roads closer than 4km are considered to be of a local visual nature. All other views are considered to be of regional visual significance.

5.3.2 Period of View

1. The view is either
 - (a) Intermittent if it will be viewed from a car travelling along a road; or
 - (b) Stationary if the proposal can be viewed from a fixed location or for an extended period of time.

5.3.3 Context of View

1. The context of the view relates to where the proposed development is being viewed from. For instance the context will be different if viewed from a house where views can be considered for an extended period of times, as opposed to a glimpse obtained from a moving vehicle.

5.3.4 Extent of View

1. The extent to which various components of a development would be visible is critical. For example, if the visibility assessment is of a development proposal in escarpment forest, it may be considered to have a local scale visual impact, whereas if a development proposal is located in another area of the escarpment, it may be considered to have escarpment scale visual impact.
2. The capacity of the landscape to absorb development is to be ranked as high, medium or low, with a low ranking representing the highest visual impact upon the scenic environmental quality of the specific locality, since there is little capacity to absorb the visual impact within the landscape.

5.4 Visual Impact Assessment Report

1. A Visual Impact Assessment report may be required to be submitted with a Development Application for certain developments, including new dwelling-houses or subdivisions. Therefore, it is recommended that a formal pre-lodgement meeting be organised with Council's City Planning Division to determine whether a visual impact assessment report will be required for the specific development proposal.
2. A Visual Impact Assessment report may also be required for any proposed alterations and additions to an existing dwelling or the erection of new outbuildings. This will be at the discretion of the Manager or the Area Manager of the City Planning Division depending upon the nature of the proposal and exact location of the subject site within the escarpment.
3. The Visual Impact Assessment report should be prepared by a suitably qualified and experienced environmental planning consultant or landscape architect with expertise in visual impact analysis/assessment.
4. Development will only be supported where the Visual Impact Assessment report demonstrates that a Development Opportunity envelope is available and the development will not generate an adverse visual impact upon the scenic environmental quality of the relevant escarpment precinct. In certain cases the [Wollongong Development Control Plan 2009](#)

Visual Impact Assessment report and accompanying architectural plans must identify any recommended visual impact mitigation measures including (but not necessarily limited to) additional landscaping treatment, building design measures and / or recommended selective external finishes/ materials.

6 ABORIGINAL HERITAGE

6.1 General Advice

1. The Illawarra Escarpment contains a number of recorded Aboriginal sites and places of Aboriginal cultural heritage significance, including walking tracks and sites containing rock shelters, axe grinding grooves, open campsites, and scarred trees. However, there may be many more undiscovered or unrecovered sites/ places of cultural heritage significance.
2. Where a site falls within an “area of potential Aboriginal heritage significance”, prospective applicants are required to undertake a search of the NSW Department of Environment and Climate Change’s (DECC) Aboriginal Heritage Information Management System (AHIMS) database, in order to determine whether their subject site contains any recorded Aboriginal object and / or Aboriginal place of cultural heritage significance.
3. If the AHIMS database indicates that the site contains a recorded Aboriginal object or an Aboriginal place of significance, the preparation of an Aboriginal Archaeological and Cultural Heritage Assessment report will be required.
4. The Aboriginal Archaeological and Cultural Heritage Assessment report will be required to be prepared in accordance with the requirements of the Aboriginal Heritage chapter in Part E of this DCP.

7 HERITAGE (EUROPEAN)

7.1 General Advice

1. The Illawarra Escarpment Heritage Assessment 2007 report (prepared by Mayne – Wilson & Associates and Heritage Futures in association with Godden Mackay Logan) confirmed that the escarpment contains a large number of significant natural and man made items of environmental heritage.
2. It is recommended that applicants obtain a Section 149 Planning Certificate from Council to confirm whether the subject site contains an item of environmental heritage or is within a heritage conservation area under Schedule 5 of *Wollongong Local Environmental Plan 2009*.
3. If the subject site contains an item of environmental heritage or is within a heritage conservation area, a heritage impact assessment report will be required to accompany any Development Application for a subdivision or development upon the subject site.
4. The preparation of the heritage impact assessment report must be carried out in accordance with the requirements of the Heritage Chapter in Part E of this DCP.

8 THREATENED SPECIES IMPACT ASSESSMENT

8.1 General Advice

1. The Illawarra Escarpment contains several endangered ecological communities and a large number of threatened flora and fauna species and their supporting habitats.
2. At the formal pre-lodgement meeting, Council staff will provide assistance on what endangered ecological communities, threatened flora and / or fauna species or population or their habitat are known to be within the locality of the subject site. However, the applicant should also undertake a review the DECCW Threatened Species website for threatened flora and fauna species, endangered populations and endangered ecological communities; and the ATLAS of NSW Wildlife / Bionet for threatened species, ecological communities.
3. A flora and / or fauna impact assessment report is required where:
 - (a) There is a potential impact upon the identified threatened species either directly or indirectly.
 - (b) There is proposed direct or indirect impacts on native vegetation or fauna habitats such as water bodies, water courses or dams.
 - (c) For any proposal which may have an effect on “Matters of National Significance” under the

Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

4. Any required flora and / or fauna impact assessment report shall be prepared in accordance with the requirements set out in Wollongong DCP 2009 Chapter E18.

9 GEOTECHNICAL / LAND INSTABILITY ISSUES

9.1 General Advice

1. A geotechnical report will be required for the majority of development upon lands within the Illawarra Escarpment, except in certain cases where previous geotechnical investigations have conclusively proven that a particular site or locality is not subject to any slope instability impacts.
2. The geotechnical report is required to be prepared by a suitably qualified and experienced geotechnical engineer.
3. The geotechnical report shall be prepared in accordance with the requirements of the Geotechnical Guidelines chapter contained in Part E of this DCP.

10 SUBDIVISION REQUIREMENTS

10.1.1 Site Analysis

10.1.2 Objectives

- (a) To ensure site analysis is the first step in the design of any proposed subdivision within the Illawarra Escarpment.
- (b) To ensure any proposed subdivision takes into account a range of natural constraints including slope, topographical, landform, bush fire hazard risk, geotechnical constraints and / or any man – made constraints.
- (c) To ensure any proposed subdivision retains significant remnant trees or other vegetation, especially foreground screening vegetation and any building envelopes are located below visually dominant ridge lines, in order to maintain the scenic environmental quality of the locality.
- (d) To ensure a proposed subdivision is designed to mitigate against any potential adverse impact upon any endangered ecological community or threatened flora or fauna species.
- (e) To ensure that subdivision design takes into account any identified Aboriginal archaeological site or culturally significant heritage site.

10.1.3 Development Controls

1. Site analysis should be the first step in the design of any subdivision.
2. The site analysis should consider both the natural and man-made constraints. In this respect, the following factors should be taken into consideration as part of the subdivision design:
 - (a) The slope and orientation of the subject site;
 - (b) Site constraints such as topography / landform, geotechnical issues, flood prone land, bush fire hazard, acid sulphate soils, threatened flora or fauna species or endangered ecological communities;
 - (c) Retention of special features such as significant remnant trees or other vegetation, views to / from the site, protection of visually dominant ridge lines, scenic environmental quality of the site and surrounding locality, protection of riparian vegetation;
 - (d) Archaeological conservation and cultural heritage issues;
 - (e) Availability of reticulated water and sewerage, electricity supplies and telecommunications;
 - (f) Provision of suitable stormwater drainage line;
 - (g) The relationship of the proposed subdivision layout with the existing subdivision pattern and character of the surrounding locality;

- (h) Solar access and daylight access for future dwellings in the subdivision; and
- (i) Road layout and access arrangements taking into account the surrounding local road network in the locality and the topographical constraints of the site whilst minimising any potential visual impact upon the scenic environmental quality of the escarpment.

10.2 Minimum Allotment Subdivision Size

10.3 Objective

- (a) To ensure any proposed subdivision complies with minimum subdivision allotment size requirements under Wollongong Local Environmental Plan 2009.

10.3.1 Development Controls

1. Any proposed subdivision shall be in accordance with the minimum subdivision allotment size requirement under *Wollongong Local Environmental Plan 2009* and the relevant Lot Size Map applying to the subject site.

10.4 Subdivision Layout and Building Envelopes

10.5 Objectives

- (a) To ensure the subdivision layout and associated building envelopes for future dwellings are designed to suit the natural landform and topography of the site.
- (b) To ensure building envelopes within subdivisions are located to the rear of any landform bench and behind any foreground screening protection, in order to maintain the high scenic environmental quality of the locality, when viewed from key viewing locations identified within each specific escarpment precinct.

10.5.1 Development Controls

1. The subdivision layout and associated building envelopes must be designed to suit the natural landform, rather than altering the landform to accommodate the subdivision and any future dwelling and other out buildings.
2. Any proposed subdivision must be sited below the sight lines from the key viewing locations within the specific escarpment precinct as identified in Appendix 1. In this respect, building envelopes are to be contained within areas identified as a Development Opportunity Envelope following visual assessment (Refer to Section 5). The building envelope should be located at the rear of any landform bench and behind any foreground screening vegetation, in order to minimise any adverse local or regional visual impacts, when viewed from key viewing locations.
3. Driveways, roads and drainage works must be designed and sited to have minimum visual impact and minimum impact on the natural landform.

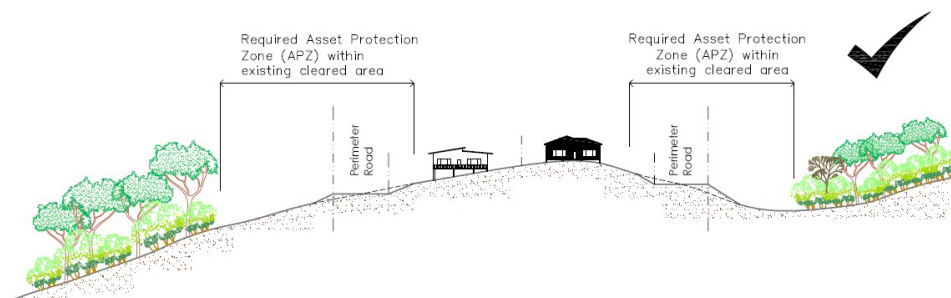


Figure 2: Subdivision layout with Perimeter Road and Asset Protection Zones (APZ)

4. Building envelopes must be sited having regard to any existing remnant vegetation, landscape features,

- topographical and slope constraints.
5. The proposed building envelope shall be restricted to legally cleared areas of the site only.
 6. The building envelope should ensure all ancillary outbuildings such as garages or sheds and other ancillary structures are consolidated within the surrounding curtilage of the dwelling-house on each lot. This will assist in ameliorating any potential adverse visual impact from the development upon the escarpment.
 7. The building envelope shall exclude any required building line setback and any easements truncating the site.
 8. The creation of Asset Protection Zones (APZ) as per the requirements of the “*Planning for Bush Fire Protection guidelines 2006*” must not be achieved by the removal of remnant vegetation. Any APZ must be restricted only to legally cleared portions of the land within the subject site. Therefore, a lower subdivision lot yield may be realised, notwithstanding the indicative minimum subdivision lot size requirement contained in the WLEP 2009 Lot Size Map.
 9. The removal of remnant vegetation within the escarpment will generally not be permitted, except in exceptional circumstances where a proposed access road requires the removal of a very limited number of trees (but not foreground screening trees) to accord with the requirements of the “*Planning for Bush Fire Protection guidelines 2006*”. Any such tree clearing will be restricted to parts of the site which are below key view sight lines for the specific precinct. The clearing of foreground screening trees or remnant vegetation on ridgelines or the escarpment upslope will not be supported. Therefore a redesign of the subdivision layout plan will be required to ensure the protection of foreground screening trees, or remnant vegetation on ridgelines, knolls and upper escarpment slopes.
 10. The building envelope and the proposed location of the private access road shall be shown on the required site plan and / or subdivision plan accompanying the Development Application. The site plan / subdivision plan shall show all existing easements or other restrictions on the use of the land and also include natural contour levels (at 2 metre intervals) of the subject site.
 11. A tree survey plan shall also be provided in support of any Development Application where tree clearing is proposed, to enable the provision of suitable vehicular access to a lot. Any tree survey plan should identify the extent of remnant vegetation on the site and must specifically identify the tree species and number of trees proposed to be removed. The tree survey plan must also show natural contour levels at 2 metre contour intervals, to assist Council in assessing the suitability of the proposed access arrangement and whether the proposed limited tree removal is acceptable.
 12. In the event that Council ultimately supports a proposed subdivision, a condition of consent will be imposed requiring a restriction on the use of land pursuant to the provisions of Section 88B of the *Conveyancing Act 1919* which shows the building envelope for each lot within the subdivision, as well as any new easements or restrictions.

10.6 Access Road Requirements

10.7 Objectives

- (a) To ensure all allotments have direct access to a dedicated public road or access via a private access handle to a dedicated public road.
- (b) To ensure all roads are designed to avoid aligning with ridgelines or other visually dominant parts of a site and should be positioned behind foreground screening vegetation.
- (c) To minimise the visual impact of access roads by restricting the extent of vegetation clearing, especially with regard to foreground vegetation and by limiting the colour finishes on roads.
- (d) To ensure all access roads, bridges and culverts are designed to cater for a range of vehicle types, including bush fire fighting trucks and other emergency vehicles.

10.7.1 Development Controls

1. All allotments shall have direct access to a dedicated public road or access via a private access handle or right of carriageway to a dedicated public road. Access handles for battleaxe allotments must be retained in the private ownership of either one allotment or a number of allotments with reciprocal rights of carriageway created pursuant to Section 88B of the *Conveyancing Act 1919*. No more than three (3) battleaxe lots may be serviced by a shared private access road or reciprocal rights of carriageway.

2. All lots must be provided with an all-weather vehicular access road with direct access to and from a dedicated public road.
3. All public or private access roads / rights of carriageway should be designed to avoid aligning with ridgelines and should be positioned behind screening vegetation.
4. The colour finish of any private access road or right of carriageway shall be of muted bushland or earthen tones such as dark greys, dark greens or browns. Light grey and white coloured finish surfaces are not permitted.
5. The maximum length of a private access road or shared right of carriageway (i.e. for up to 3 dwellings / lots) shall be 600 metres, as measured from the nearest public road to the identified building envelope for each lot. This requirement shall be shown on the subdivision plan accompanying the Development Application.
6. A minimum vertical clearance of 4 metres is along the access road required from any overhanging obstruction, such as tree canopies / branches.
7. The minimum road pavement width of a shared private access road for up to three (3) battle axe allotments shall generally be 4 metres except where the access is greater than 200 metres in which case, a 6 metre road pavement width is required.
8. A loop road shall be provided around any building envelope dwelling upon land within the escarpment or alternatively, a turning circle with a minimum 12 metre outer radius shall be provided on the site, in close proximity to the building envelope for a future dwelling house.
9. Within bush fire hazard areas, access to allotments shall be in accordance with the requirements of the NSW Rural Fire Service "Planning for Bush Fire Protection 2006 guidelines", including the provision for satisfactory access and manoeuvring of fire fighting vehicles.
10. The maximum gradient for a sealed road shall not exceed 15 degrees and the maximum gradient for an unsealed road shall not exceed 10 degrees. The maximum cross fall of any road shall not exceed 10 degrees.
11. Any bridge or culvert structure over a creek or natural drainage line shall be designed and constructed to cater for a minimum 15 tonne emergency fire fighting truck.

10.8 Road Design and Construction Requirements\

10.8.1 Objective

- (a) To ensure all subdivisions are designed to provide satisfactory public and private access roads for all types of vehicles, especially fire fighting trucks and other emergency vehicles.

10.8.2 Development Controls

1. The minimum road design and construction requirements for public roads and private access roads shall be in accordance with Table 1 below.

Table 1: Road type characteristics and construction requirements

ROAD TYPE	MINIMUM ROAD CARRIAGEWAY WIDTH (m)	MINIMUM VERGE WIDTH	MINIMUM ROAD RESERVE WIDTH(m)
		EACH SIDE (m)	
Public Road servicing less than 30 dwellings / lots.	7.5 metres	3.5 metres with upright kerbing	14.5 metres
Cul-de-sac (Public Road)	7.5 metres with a minimum 12 metre wide cul-de-sac bulb	3.5 metres with upright kerbing	14.5 metres

Minor Public Road / Access Way servicing a maximum 10 dwellings / lots	6 metres	3.5 metres with roll- over kerbing	13 metres
Private Access Road /Right of Carriageway Battle – axe handle servicing a maximum of 3 dwellings / lots	4 metres (ie where the access handle is less than 200 metres in length)	NA	6 metres (ie where the access road is less than 200 metres in length) or
	4 metres but enlarged to 6 metres (ie with 20 metre long passing bays) at every 200 metre interval along the access road / ROW, to enable fire fighting trucks to access the lot(s), whilst also allowing resident vehicles to exit the site during bush fire emergencies		8 metres (ie where the access road is greater than 200 metres in length and requires passing bays)

Additional Requirements:

- (1) Refer to Council's Subdivision Code for general subdivision design and the construction requirements for roads, stormwater drainage, utility services and other infrastructure.
- (2) Road carriageways must be widened at bends to allow for wider vehicular travel paths (Austroads Turning Templates)
- (3) Roads should be designed to provide visual interest in the streetscape through kerbs (where appropriate), landscaping and paving treatments. The road design should be compatible with the existing road pattern in the locality.
- (4) The minimum spacing of staggered intersections in a local road network should be 20 metres.

10.9 Requirement for Upgrading of Poorly Constructed or Unformed Public Roads

10.9.1 Objective

- (a) To ensure all lots have suitable, safe and efficient access to and from public roads and that all road and stormwater drainage infrastructure works are properly constructed.

10.9.2 Development Control

1. All allotments in a subdivision must gain direct access to / from a properly formed public road. In areas where the subdivision fronts a poorly constructed or unformed public road, the subdivision will be subject to the construction of full kerb and gutter, stormwater drainage, full or half road construction and sealing in addition to the provision of nature strips with a 3% cross fall to the roadway.

10.10 Servicing Arrangements

10.10.1 Objectives

- (a) To ensure the provision of infrastructure servicing / utilities is carried out in accordance with the requirements of Council and the relevant infrastructure servicing authority.
- (b) To maximise the opportunities for shared (common) trenching and to reduce constraints on landscaping within road reserve verges.

10.10.2 Development Controls

1. Consultation with infrastructure servicing authorities is recommended at an early stage in the planning process to ensure that all allotments can be appropriately serviced by electricity supplies, telecommunications and whether or not Sydney Water will be able to provide reticulated water supplies and / or sewerage services to the subdivision.
2. The submission of documentary evidence from Sydney Water is required at the time of Development Application lodgement which indicates whether reticulated water supplies and / or reticulated sewage supplies may be provided to the subdivision.
3. Documentary evidence is required from an electricity infrastructure provider which confirms the requirements for the provision of electricity supplies to the subdivision.
4. The subdivision plan should provide details of the location of any required electricity sub-stations.
5. Telecommunication services are to be provided to all proposed lots. The submission of documentary evidence from a telecommunications carrier will be required for any approved subdivision prior to the release of the Engineering Construction Certificate.
6. Where a subdivision is approved, a condition of consent will be imposed requiring the submission of a Notice of Requirements from Sydney Water Corporation to Council prior to the release of the Engineering Construction Certificate for the proposed subdivision. Additionally, a separate condition of consent will be imposed requiring the submission of a Section 73 certificate from Sydney Water Corporation prior to the release of the final Subdivision Certificate.
7. Conditions of consent will be imposed requiring the submission of documentary evidence from an electricity provider and telecommunications carrier that satisfactory arrangements have been made for the provision of electricity supplies and telecommunications to the subdivision.

10.11 Subdivision upon Bush Fire Prone Land

10.11.1 Objectives

- (a) To ensure any subdivision upon land classified as bush fire prone land is designed to minimise the potential bush fire hazard risk.
- (b) To ensure any subdivision upon bush fire prone land is designed to provide an efficient and safe road network which minimises potential bottle-necks.
- (c) To ensure any subdivision upon bush fire prone land is designed to minimise the siting of future dwellings away from ridge tops and other steeply sloping land, especially upslope lands, within saddles or narrow ridge crests.
- (d) To provide accessible public refuge areas, wherever practicable.
- (e) To ensure each subdivision upon bush fire prone land is designed to provide satisfactory asset protection zone (APZ) separation distances from the bush fire hazard and guarantee that future dwellings are capable of achieving conformity with the "deemed-to-satisfy" requirements of the Building Code of Australia.

10.11.2 Development Controls

1. Any proposed subdivision upon land classified as bush fire prone land will require the lodgement of an Integrated Development Application under Section 91 of the *Environmental Planning and Assessment Act 1979* since the formal concurrence of the NSW Rural Fire Service (RFS) will be required pursuant to the requirements of Section 100B of the *Rural Fires Act 1997*. The Integrated Development Application will be referred to the RFS Headquarters to determine whether a Bush Fire Safety Authority will be issued under Section 100B of the *Rural Fires Act 1997*.
2. Any proposed subdivision upon bush fire prone land is required to comply with the requirements of the NSW Rural Fire Service publication titled *Planning for Bush Fire Protection 2006*. A bush fire impact assessment report will be required to be submitted with a Development Application which proves that the proposed subdivision fully complies with requirements of the *Planning for Bush Fire Protection 2006*. The bushfire impact assessment report shall be prepared by a suitably qualified and experienced consultant.
3. The bush fire impact assessment report shall be prepared by a suitably qualified and experienced

consultant. Refer to the Bushfire Management chapter in Part E of the DCP.

11 DWELLING AND OUTBUILDING DESIGN REQUIREMENTS

11.1 Dwelling Siting and Orientation

11.1.1 Objectives

- (a) To ensure development maintains the scenic environmental quality of the surrounding locality.
- (b) To prevent the siting and orientation of any new building upon any prominent ridgeline or hilltop.
- (c) To encourage new buildings to be well designed to suit the natural landform, topographical and other constraints of a site as well as preserve native trees and other vegetation, wherever possible.

11.1.2 Development Controls

1. The footprint of any dwelling and ancillary outbuildings or structures shall be restricted to the approved subdivision building envelope / Development Opportunity Envelope for the subject site. In cases of any existing allotment where building envelopes have not been identified, proposed buildings shall be restricted to legally cleared areas of the site only.
2. Buildings are to be orientated within the building envelope having regard to detailed site analysis.
3. The siting of any dwelling and / or outbuildings shall either be behind foreground screening remnant tree stands or within the lower part of a site whereby the building has no or little visibility from key viewing locations in the specific escarpment precinct.

11.2 Maximum Floor Space Ratio / Density

11.2.1 Objective

- (a) To ensure any dwelling-house or other building complies with the maximum floor space ratio requirements under Wollongong Local Environmental Plan 2009.

11.2.2 Development Control

1. The maximum floor space ratio for dwelling-houses or other development within the escarpment shall be consistent with the relevant Floor Space Ratio Map contained in *Wollongong Local Environmental Plan 2009*.

11.3 Maximum Building Height

11.3.1 Objectives

- (a) To ensure the height of any dwelling-house or other building complies with the height provisions contained in Wollongong Local Environmental Plan 2009.
- (b) To maintain the landscape character and scenic environmental quality of the specific precinct within the Illawarra Escarpment.

11.3.2 Development Controls

1. The maximum building height for dwelling-houses and other ancillary outbuildings within the escarpment shall be in accordance with the relevant Height of Buildings Map contained in *Wollongong Local Environmental Plan 2009*.
2. Dwelling-houses should generally be restricted to a single storey height and broken up into a series of pavilion forms, which step down the slope of the site.
3. Two-storey dwelling-houses and other buildings will only be permitted in circumstances where the building envelope is either screened by foreground remnant vegetation or is within a valley floor / lower escarpment slopes and the proposed building will have no or little visibility from key viewing locations in the specific escarpment precinct.

11.4 Minimum Building Separation Distance

11.4.1 Objectives

- (a) To ensure the development is sympathetic with the landscape character and scenic environmental quality of the locality.
- (b) To provide sufficient separation distances between dwelling-houses, secondary dwellings and rural land uses, in order to minimise any potential adverse land use conflicts and / or additional pressures on adjoining agricultural activities.
- (c) To minimise potential conflicts within the rural / non-urban zones and land uses within adjoining zones.
- (d) To preserve and maintain satisfactory native vegetation buffer screen planting along property boundaries.

11.4.2 Development Control

1. Buildings must be sited in a manner that provides spatial separation between neighbouring properties, in order to provide privacy, avoid overshadowing and enable vegetative buffers between dwellings.

11.5 Building Form and Construction

11.5.1 Objectives

- (a) To ensure development is sympathetic with the landscape character and scenic environmental quality of the specific precinct within the Illawarra Escarpment.
- (b) To prevent the siting and orientation of any new building upon any prominent ridgeline or hilltop.
- (c) To encourage new buildings to be well designed to suit the natural landform, topographical and other constraints of a site as well as preserve native trees and other vegetation, wherever possible.

11.5.2 Development Controls

1. The gross floor area of any first floor of a two-storey dwelling-house should not exceed 70% of the gross floor area of the ground floor, in order to reduce the potential bulk of a dwelling-house.
2. For any sloping site with a gradient of 10% (6 degrees) or more, the dwelling-house shall be split level or of a raised timber floor construction, rather than a slab on ground construction.
3. Large dwellings (e.g. greater than 150m² on one floor) are to be split level or have their bulk broken down into two or more pavilion forms to lessen their scale and obtrusiveness.
4. A variety of roof forms (except flat roof designs), setbacks of upper floors, split floor levels, balconies, verandahs and/or eave overhangs shall be utilised to minimise building bulk.
5. Facades are to have a variety of light and shade provided by balconies, balustrades, awnings, screens, pergolas, decks and eaves.
6. Any proposed solar energy collector panels are to be positioned to minimise any potential visual impact from reflectivity of the panels from key sight line locations in the specific escarpment precinct.

11.6 External Building Materials and Finishes

11.6.1 Objectives

- (a) To ensure all dwellings and other buildings are constructed of external building materials and colour finishes which reinforce the landscape character of the Illawarra Escarpment.
- (b) To ensure all buildings are constructed of external building materials which comply with the requirements of the NSW Rural Fire Service Planning for Bush Fire Protection 2006 guidelines and Australian Standard AS 3559-1999: Construction of Buildings in Bush Fire Prone Areas.

11.6.2 Development Controls

1. Dwelling-houses should be constructed with external building materials which reinforce the coastal woodland / rainforest character of the Illawarra Escarpment.
2. External building materials may include dark face brickwork, rendered or bagged masonry, stone, glass, weatherboard and metal cladding. Highly reflective untreated wall or roof materials will not be supported.
3. All external building materials must comply with the requirements of NSW Rural Fire Service *Planning for Bush Fire Protection* 2006 guidelines and Australian Standard AS 3559 – 1999 *Construction of Buildings in Bush fire Prone Areas*.
4. All external wall materials/ finishes should be subtle, natural colours such as mid to dark greens, mid to dark browns or dark greys. Primary vibrant colours are to be restricted to highlights and trims, which are only visible in close proximity to the development and not from any key vantage point.
5. Lightly coloured or highly polished reflective material should be avoided to minimise any potential visual impact.
6. The colour of the roof shall complement the colour of the building façade but must be restricted to either a mid to dark green, mid to dark brown or dark grey colour finishes. The use of lightly coloured or unpainted roofing materials will not be supported.

11.7 Ancillary Outbuildings

11.7.1 Objectives

- (a) To ensure the siting of ancillary outbuildings is within the curtilage of the main dwelling-house.
- (b) To ensure any outbuilding is located behind foreground vegetation and below any visually dominant ridgeline or hilltop

11.7.2 Development Controls

1. The siting of outbuildings shall be within the curtilage of the main dwelling-house and restricted to any approved building envelope/ Development Opportunity Envelope, in order to minimise potential visual impacts.
2. The siting of outbuildings is to be behind any foreground vegetation and below any visually dominant ridgeline or hilltop.
3. The design, building form, external building materials and colours of all outbuildings should be integrated with the external appearance of the main dwelling-house.
4. Large agricultural storage sheds and the like are generally not appropriate for the escarpment area except in situations where the site is fully screened by foreground remnant vegetation or is situated within a lower part of the site. Secondly, the site for any large agricultural storage shed must be below the key viewing area sight lines for the specific escarpment precinct.

11.8 Dwelling- houses and other buildings upon bush fire prone land

11.8.1 Objectives

- (a) To ensure any dwelling-house, secondary dwelling or other development upon bush fire prone land is designed to minimise the potential bush fire hazard risk.
- (b) To minimise the siting of any dwelling-houses or secondary dwellings away from ridge tops and other steeply sloping land, especially upslope lands, within saddles or narrow ridge crests.
- (c) To ensure each dwelling-house, secondary dwelling or other development residential subdivision is designed to provide satisfactory asset protection zone (APZ) separation distances from the bush fire hazard and guarantee that all dwellings are capable of achieving conformity with the “deemed-to-satisfy” requirements of the Building Code of Australia.

11.8.2 Development Controls

1. Any Development Application for a dwelling-house or any other buildings upon land classified as bush fire prone land (i.e. under the RFS Bush Fire Prone Land Map (BFPLM)) must conform to all of the requirements and specifications contained in the NSW Rural Fire Service publication titled *"Planning for Bush Fire Protection guidelines 2006"*.
2. A bush fire impact assessment report will be required to be submitted with a Development Application which demonstrates that the proposed development complies with the requirements of the *"Planning for Bush Fire Protection guidelines 2006"*. The bush fire impact assessment report shall be prepared by a suitably qualified and experienced consultant.
3. Any Development Application for a proposed development within the flame zone or where the proposal involves an alternate solution under the *"Planning for Bush Fire Protection guidelines 2006"*, will generally be referred to the district RFS Fire Control Centre for appropriate review and comment.

12 GENERAL REQUIREMENTS

12.1 Fencing

12.1.1 Objective

- (a) To ensure fencing is of a design that is sympathetic with the scenic environmental quality of the locality.

12.1.2 Development Controls

1. Appropriate forms of fencing include post and wire or timber post and rail fencing. Front palisade fencing in a dark green or mid to dark brown colour may be suitable in certain circumstances.
2. Light coloured fencing or metal sheeting fencing is not supported.
3. Retaining walls, courtyard walls, fences and garden walls are to be of neutral or earthy colours.

12.2 Landscaping

12.2.1 Objectives

- (a) To retain remnant native vegetation wherever possible, in order to maintain the landscape character and scenic environmental quality of the specific precinct within the Illawarra Escarpment.
- (b) To encourage the use of native species indigenous to the Illawarra Region, especially rainforest species with a low bush fire hazard risk, wherever possible.
- (c) To ensure all new buildings are sited and designed to protect and preserve native vegetation and all construction works incorporate appropriate measures to protect native trees and understorey vegetation from damage.

12.2.2 Development Controls

1. All new dwelling-houses and other new buildings must incorporate appropriate landscape planting which help to soften the built form, retain the scenic character of the area, shelter the dwelling against undesirable climate conditions, maintain privacy and protect against potential soil erosion problems.
2. The following issues must be considered as part of the required landscape plan for any new dwelling or outbuilding:
 - (a) Remnant vegetation should be retained, particularly significant trees on the site.
 - (b) Native rainforest species with a low bush fire hazard risk which are indigenous to the Illawarra should be used, wherever possible.
 - (c) Development should maximise habitat values and connectivity between bushland area through its siting, design and landscape treatment.
 - (d) Vegetation to be retained onsite should be clearly marked to avoid accidental damage.
 - (e) All construction works and materials (including stockpiling; fencing; installation of services;

equipment e.g. site sheds and machinery; earthmoving equipment and skips for waste) are to be located away from vegetation to be retained onsite.

- (f) In bushfire prone areas, landscaping must be provided in accordance with the Bushfire Management chapter in Part E of the DCP. Where a Bushfire Assessment report recommends the removal of vegetation to achieve APZ requirements, these requirements must be reflected on the landscape plan and the accompanied arborist report.
- (g) Site landscaping must be integrated with stormwater management controls.
- (h) All imported topsoil, fill or mulch must be free of weed species (including noxious weeds).

12.3 Storm water Drainage / Flooding

12.3.1 Objectives

- (a) To minimise stormwater drainage run-off impacts upon downstream properties.
- (b) To limit post development discharges to pre-development levels.
- (c) To provide a sustainable stormwater drainage and water quality environment incorporating both natural and man-made landscape features and which is aesthetically pleasing.
- (d) To encourage water sensitive urban design initiatives to maintain or enhance the water quality in watercourses.
- (e) To ensure any development upon flood prone land is in accordance with the requirements of the Floodplain Management chapter in Part E of the DCP.

12.3.2 Development Controls

1. A detailed stormwater drainage concept plan together with calculations is required to be submitted with the Development Application.
2. The proposed stormwater drainage system for the subdivision shall be designed in accordance with the requirements of the Stormwater Management and Water Sensitive Urban Design chapters in Part E in this DCP and shall incorporate water sensitive urban design techniques, wherever possible, in order to minimise runoff and restrict discharge from the site.
3. All stormwater drainage systems are to be designed to prevent public access to any hazardous drainage and water quality facilities.
4. The discharge of stormwater runoff must be restricted into a lawful point of discharge such as a natural watercourse or waterway to which the development site naturally drains or existing stormwater drainage systems as agreed to by Council.
5. Where there is no existing lawful point of discharge, the developer must:
 - (a) Dedicate the discharge point to Council's connecting reserves or easements that provide legal continuity from the site to an off-site legal point of discharge into a natural watercourse or waterway or suitable public stormwater drainage system and
 - (b) Construct the necessary connecting drainage works.
6. For downward sloping sites away from public roads or watercourses, written evidence is required from downstream property owners which confirms their agreement for stormwater drainage pipes and associated creation of necessary easements through their properties, in order to guarantee that satisfactory arrangements have been made for stormwater drainage from the site. Documentary evidence of the downstream owner's consent to the creation of a necessary stormwater drainage easement and associated pipelines is required at the time of lodgment of the Development Application.
7. Any development upon a site which is identified as "flood hazard – affected" by Council's Property database system must comply with the requirements of Chapter E13: Floodplain Management in Part E of the DCP and the NSW Floodplain Development Manual.

12.4 Water Supply

12.4.1 Objectives

- (a) To ensure any dwelling within the Illawarra Escarpment is provided with sufficient water supply to cater for domestic water and livestock watering requirements.
- (b) To ensure a separate dedicated water supply storage tank is provided for fire fighting purposes in accordance with the NSW Rural Fire Service "*Planning for Bush Fire Protection guidelines 2006*".

12.4.2 Development Controls

1. The provision of an on-site (non-reticulated) water supply system with a minimum storage capacity of 100,000 litres is required for each dwelling. The water supply is recommended to comprise of a number of underground and above ground rainwater tank(s), in order to provide some flexibility in catering for both domestic water supply and livestock watering requirements.
2. The provision of a dedicated water supply storage tank for fire fighting purposes is also required for each dwelling, as per the NSW Rural Fire Service *Planning for Bush Fire Protection guidelines 2006*.
3. The full details of the proposed water supply systems shall be submitted with the Development Application.

12.5 Waste Water Management / Treatment Systems

12.5.1 Objectives

- (a) To ensure the protection of the environment including groundwater, surface water, land and vegetation through the selection of an appropriate on-site sewage management system for the site.
- (b) To prevent potential public health risks from on-site sewage disposal.

12.5.2 Development Controls

1. For lands unserved by reticulated sewerage supplies, a waste water treatment system is required to be provided in accordance with the On-site Sewage Management Systems chapter in Part E of the DCP.
2. The full design details of the proposed waste water management system are to be submitted with the Development Application for any dwelling-house or other development.

12.6 Waste Management

12.6.1 Objectives

- (a) To minimise the volume of waste generated during the demolition and construction phases of development through re-use and recycling and the efficient selection and use of resources.
- (b) To minimize demolition waste by promoting adaptability in building design and focusing upon end of life deconstruction.
- (c) To provide appropriately located, sized and accessible waste storage facilities.
- (d) To ensure all subdivisions are designed to provide suitable storage for waste and recycling bins within the public road reserve.

12.6.2 Development Controls

1. Any development must be designed to ensure compliance with the requirements of the Waste Management chapter in Part E of the DCP.
2. All subdivisions must be designed to enable the suitable provision for waste facilities. In cul-de-sacs, the head of the cul-de-sac must be designed to provide sufficient road reserve width (footpath area), in order to enable the storage of garbage and recycling bins without hindering access to adjacent properties.

3. Battle axe allotments shall provide sufficient area within the battle axe access handle to cater for the provision of garbage and recycling bins. This garbage and recycling bin storage area shall be provided within 2 metres of the adjoining public road.
4. Applicants are also encouraged to liaise directly with staff from Council's Waste Services Section of the City Works Division, in order to guarantee satisfactory waste service arrangements are available and to minimise potential future problems arising from poorly designed waste and recycling storage facilities.

12.7 Riparian Corridor Management

12.7.1 Objectives

- (a) To protect urban creeks and riparian corridors from further degradation and improve their environmental function.
- (b) To conserve, enhance and protect existing native riparian vegetation, wherever possible.
- (c) To maintain or enhance the stability of the bed and banks of a watercourse.
- (d) To minimise 'edge effects' at the riparian corridor / urban interface by the provision of a suitable riparian corridor width.
- (e) To ensure riparian land management measures are compatible with floodplain risk management objectives.

12.7.2 Development Control

Any proposed subdivision or development on, in or within 40 metres of any bed of a river, creek or intermittent watercourse, lake or estuary will be subject to compliance with the requirements of Chapter E23 Riparian Corridor Management in this DCP.

12.8 Basix (Energy and Water Smart Homes)

12.8.1 General

1. The BASIX Certificate identifies the energy and water saving features to be incorporated into the development. A BASIX Certificate is required for a dwelling-house or secondary dwelling. A BASIX Certificate is also required for alterations and additions to an existing dwelling-house where the estimated cost of construction is \$50,000 or more as well as a swimming pool / spa for a dwelling where the capacity of the pool or spa is 40,000 litres or more.
2. A BASIX Certificate can only be obtained via the NSW Department of Planning BASIX website at www.basix.nsw.gov.au The BASIX Certificate is issued after a BASIX assessment has been satisfactorily completed using the web-based planning tool.
3. The BASIX Certificate must be obtained prior to lodgment of the Development Application or the Complying Development Application. The BASIX commitments are also required to be shown on the relevant architectural plans submitted with the Development Application or the Complying Development Application. The specifications accompanying the architectural plans must also identify the BASIX commitments. The BASIX commitments must include factors such as wall insulation and water saving showerheads and taps.

13 REFERENCES

HLA-Envirosciences Pty Ltd. 2007. *Illawarra Escarpment Explanatory Document*, 1 June 2007, prepared for Wollongong City Council

HLA-Envirosciences Pty Ltd. 2007. *Illawarra Escarpment Land Use Review Strategy*, 1 June 2007, prepared for Wollongong City Council

NSW Rural Fire Service. 2006. *Planning for Bushfire Protection 2006*, NSW State Government

Wollongong City Council. 2005. *Illawarra Escarpment Strategic Management Plan*.

Appendix:1 Key View Point Locations for Each Precinct within the Illawarra Escarpment

Precinct 1 – Marshall Mount / Calderwood Precinct

1. Any proposal to develop within the Marshall Mount / Calderwood precinct must be accompanied by a Visual Impact Assessment of the proposed development, taking into account both the local and regional context.
2. The landscape within the Marshall Mount / Calderwood precinct has varying capacity to visually absorb development. The elevated clearings on the 220m contour are highly visible from a distance. The steep slope angle and visible grass surface limits identification of areas to site development within these cleared areas.
3. The North Marshall Mount Valley is a contained landscape with a high visual absorption capacity and Development Opportunity Envelope potential.
4. The ridgelines adjacent to Huntley Colliery provide landform screening and a high visual absorption capacity and development opportunity envelope potential and hence as a consequence, provide the ability to carefully site development. The siting of development at the rear of landform benches and the planting of foreground screening forests on beach fronts may help the site achieve a high visual absorption capacity and development opportunity envelope potential.
5. Bong Bong pass mine stockpile site is a highly visible site which if not carefully managed or developed inappropriately, may pose a significant visual impact when viewed from various key viewpoints in the precinct and beyond.

Table 2: Precinct 1 – key view point GPS Coordinates [MGA (GDA 94)]

Location	Easting	Northing
Cleveland Road	292666	6178571
Marshall Mount Road	295290	6176379
Marshall Mount Road	293308	6175129
Marshall Mount Road	292374	6174461

Precinct 2 – West Dapto Bowl

1. Any proposal to develop within the West Dapto Bowl precinct must be accompanied by a Visual Impact Assessment report of the proposed development, taking into account both the local and regional context.
2. The landscape within the West Dapto Bowl precinct has varying capacity to visually absorb development. Clearings within the escarpment associated with the Wongawilli colliery development are indistinct in the landscape in this area therefore the area has a high visual absorption capacity and a high Development Opportunity Envelope potential.
3. Clearings within the escarpment associated with rural residential development from Wongawilli through Dombarton to Redalls Road are highly visible from a distance. The development opportunity envelope potential for rural residential development will be restricted to legally cleared sites where foreground screen planting exists or where foreground screen planting revegetation works can effectively screen the site.

Table 3: Precinct 2 - key view point GPS Coordinates [MGA (GDA 94)]

Location	Easting	Northing
Farmborough Road	298936	6184885
Fairloch Park	298976	6184782
Canterbury Road	300646	6183615
West Dapto Road	298848	6183454
West Dapto Road	297349	6183372
West Dapto Road	296646	6182696
West Dapto Road	294888	6182490
Bong Bong Road	294607	6181025
Bong Bong Road	294292	6180728
Diamond Brothers Reserve	296667	6181093
Cleveland Road	294786	6179689

Precinct 3 – The Heights

1. Any proposal to develop within The Heights precinct must be accompanied by a Visual Assessment report of the proposed development, taking into account both the local and regional context.
2. The landscape within the Heights precinct is highly visible from a distance. Any development will be limited to legally cleared sites which are capable of being screened through with appropriate revegetation works.

Table 4: Precinct 3 - key view point GPS Coordinates [MGA (GDA 94)]

Location	Easting	Northing
Derribong Drive	300858	6186799
Staff Road	300462	6186169
Waples Road	299580	6185375
Farmborough Road	298936	6184885
Fairloch Park	298976	6184782
Kotara Crescent	300895	6184478
Canterbury Road	300646	6183615

Precinct 4 – Mt Kembla

1. Any proposal to develop within the Mount Kembla precinct must be accompanied by a Visual Impact Assessment report of the proposed development taking into account the local context only.
2. The landscape within the Mt Kembla precinct has a high capacity to absorb development owing to its contained landscape and hence, a high Development Opportunity Envelope potential exists.

3. There are no key viewing points required to be considered in this precinct and hence only localised views occur.

Precinct 5 – Mount Keira

1. Any proposal to develop within the Mt Keira precinct must be accompanied by a Visual Impact Assessment report of the proposed development, taking into account both the local and regional context.
2. There were few opportunities for future development on cleared land within this precinct, with the exception of the Kemira Colliery area located on the eastern slopes above Keiraville.
3. Clearings within the landscape associated with the Kemira colliery development are indistinct in the landscape and as a consequence the land has a high visual absorption capacity and Development Opportunity Envelope potential.

Table 5: Precinct 5 - key view point GPS Coordinates [MGA (GDA 94)]

Location	Easting	Northing
Derribong Drive	300858	6186799
Staff Road	300462	6186169
Bourke Street	306323	6191935
Guest Park	306128	6192409
Meadow Street Reserve	305915	6194343
Francis Street	306223	6194798

Precinct 6 – Balgownie Valley

1. Any proposal to develop within the Balgownie Valley precinct must be accompanied by a Visual Impact Assessment report of the proposed development, taking into account both the local and regional context.
2. The landscape within the Balgownie Valley precinct has varying capacity to visually absorb development. Clearings within the escarpment associated with the Corrimal colliery development are indistinct in the landscape and provide a high capacity to absorb development with careful siting of the Development Opportunity Envelope.

Table 6: Precinct 6 - key view point GPS Coordinates [MGA (GDA 94)]

Location	Easting	Northing
Mount Ousley Road	306048	6191160
Northgate Centre	306197	6191145
Bourke Street	306323	6191935
Guest Park	306128	6192409

Precinct 7 – Coastal Ridges

1. Any proposal to develop within the Coastal Ridges precinct must be accompanied by a Visual Impact Assessment report of the proposed development, taking into account both the local and regional context.
2. A number of clearings within the escarpment associated with the South Bulli Colliery development have long slope lengths on less steep slopes and are highly visible from a distance. Clearings within the escarpment associated with South Bulli colliery with foreground screening forest are less highly visible from a distance. Potential exists following revegetation works for development to be visually absorbed in the landscape, following creation of an appropriate Development Opportunity Envelope.
3. Clearings within the escarpment associated with rural residential development on escarpment benches on Bulli Pass when viewed from below are indistinct in the landscape, with a high visual absorption capacity and high a Development Opportunity Envelope potential.

Table 7: Precinct 7 - key view point GPS Coordinates [MGA (GDA 94)]

Location	Easting	Northing
Guest Park	306128	6192409
Meadow Street Reserve	305915	6194343
Francis Street	306223	6194798
Bellambi Lane	307059	6195780
Hollymount Park	307640	6196696

Location	Easting	Northing
Hollymount Park	307489	6196870
Mailbag Hollow Park	308072	6199050
Bulli Beach Surf Life Saving Club	309145	6198304
Sandon Point	309259	6199295
Thirroul Surf Life Saving Club	309254	6200791
Mountain Road	309584	6201438
Headland Avenue	310428	6202470
Woonona Beach	308907	6197385
Mount Keira Lookout	303014	6191168
Southern Gateway	307032	6201588
Panorama House	307661	6202191

Precinct 8 – Cliff Coast

1. Any proposal to develop within the Cliff Coast precinct must be accompanied by a Visual Impact Assessment report of the proposed development, taking into account both the local and regional context.
2. Existing residential development clearing on escarpment benches (immediately above the railway line) are relatively indistinct in the landscape with a high visual absorption capacity and a Development Opportunity Envelope potential.
3. Any new development will be restricted to within existing clearings on rear of escarpment benches. The escarpment benches must have foreground screening forest to ensure that any potential developments when viewed from below is indistinct in the landscape.

Table 8: Precinct 8 - key view point GPS Coordinates [MGA (GDA 94)]

Location	Easting	Northing
Sandon Point	309259	6199295
Mountain Road	309584	6201438
Headland Avenue	310428	6202470
St James Park	310738	6203480
Coledale Beach	311100	6203981

Location	Easting	Northing
Southern Gateway	307032	6201588
Panorama House	307661	6202191

Precinct 9 – Stanwell Precinct

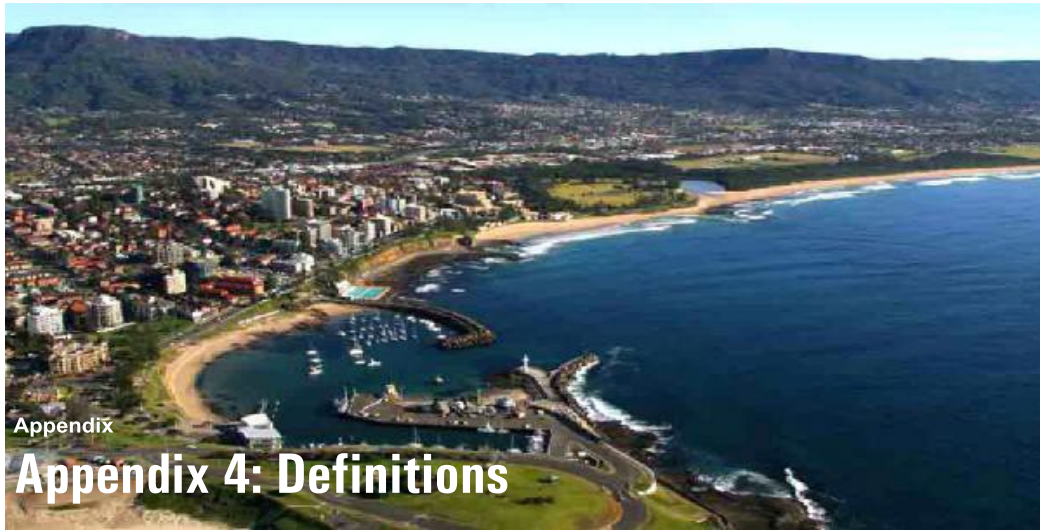
1. Any proposal to develop within the Stanwell precinct must be accompanied by a Visual Impact Assessment report of the proposed development, taking into account both the local and regional context.
2. Views of development below the railway line and within the re-entrant valley landscape of the precinct would be considered local visual impacts.
3. Development within the Stanwell precinct should be complimentary with the existing landscape and urban character.

Table 9: Precinct 9 - key view point GPS Coordinates [MGA (GDA 94)]

Location	Easting	Northing
Paterson Road	313550	6208728
Stanwell Park	314728	6210720

Precinct 10 – Maddens Plains

1. Any proposal to develop within the Maddens Plains precinct must be accompanied by a Visual Assessment report of the proposed development, taking into account both the local and regional context.
2. The low stature of the landscape vegetation and the proximity to the escarpment edge at Maddens Plains provides no screening benefit for any potential development in this landscape. The study concluded that the landscape structure provides a low visual absorption capacity with minimal to no Development Opportunity Envelope potential.



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Appendix 4: Definitions

Aboriginal Object: Means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

Absorption Trench (Onsite Sewerage Management): Means a trench or trenches excavated into the ground and filled with aggregate and piping or arch fabric, used for the absorption of effluent.

Absorption Trench (Stormwater): An excavation that has been filled with material or prefabricated void units that are conducive to the drainage of stormwater and which are designed to drain vertically or side-ways, into adjacent sub-surface in-situ void or fill material.

Acceptable Risk: Acceptable risk for loss of life is taken as, one order of magnitude, lower than the tolerable risk for the person most at risk, as shown in the risk matrix as published in AGS 2007. Acceptable risk for loss of property is taken as low or very low in the risk matrix as published in AGS 2007 as amended. NOTE: This does not preclude development on sites where the risk has been identified as being moderate provided that measures are taken as described in the above mentioned risk matrix as published in AGS 2007 as amended (refer to clause 5.3.(c)).

Access Handle: Means that portion of land within a battleaxe lot which has a road frontage and may contain the access driveway.

Accredited Auditor: Means a person who is accredited by a professional body approved by the Minister for Planning. Accredited auditors may act as a Principal Certifying Authority (PCA) and may issue:

- Complying Development Certificates;
- Construction Certificates;
- Compliance Certificates;
- Occupation Certificates.

Acid Sulfate Soils: Means naturally occurring sediments and soils containing iron sulfides (principally pyrite) or their precursors or oxidation products, whose exposure to oxygen leads to the generation of sulfuric acid (for example, by drainage or excavation).

Adaptable Housing: Housing that is designed and built to accommodate future changes to suit occupants with mobility impairment or life cycle needs (Australian Standard AS 4299:Adaptable Housing).

Advertising Sign: Means a sign, notice, device or representation in the nature of an advertisement, whether illuminated or not which is: (a) visible from any public road, public place or public reserve and (b) is not a road traffic signal or sign.

Advertisement: Has the same meaning as in the Act defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.

Advertising Area: Means the entire area of a sign face, including any margin, frame or embellishment which forms an integral part of the sign and in the case of an advertising structure with more than 1 sign face, the maximum surface area of the combined faces.

Advertising Structure: Has the same meaning as in the Act defined as a structure used or to be used principally for the display of an advertisement.

Aerated Wastewater Treatment System: Means a wastewater treatment system typically involving sedimentation, aerobic biological oxidation, aerobic sludge digestion and effluent disinfection with final discharge of effluent to a land application area.

Affordable Housing: Has the same meaning as in the Act 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.

AGS (2007): Means Australian Geomechanics Society's *Practice Note Guidelines for Landslide Risk Management 2007* (AGS 2007) originally cited in *Australian Geomechanics* Vol 42 No 1 March 2007.

Agriculture: Means any of the following:

- a) Animal boarding or training establishments,
- b) Aquaculture,
- c) Extensive agriculture,
- d) Farm forestry,

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- e) Intensive livestock agriculture,
- f) Intensive plant agriculture.

Alluvium: Material eroded, transported and deposited by streams.

Allotment: Is the legal parcel of land which has been created via subdivision and registered with the Land Property Information service normally having a Lot number and a Deposited Plan number.

Alteration: Means the making structural or non-structural changes to the exterior or interior of a heritage item such as to the detail, fabric, finish or appearance. It may involve conservation, maintenance or repair works necessary to ensure the conservation, adaptive reuse or continued upkeep of a heritage building.

Amusement Centre: Means a building or place (not being part of a pub or registered club) used principally for playing:

- a) Billiards, pool or other like games, or
- b) Electronic or mechanical amusement devices, such as pinball machines, computer or video games and the like.

Animal Boarding Or Training Establishment: Means a building or place used for the breeding, boarding, training, keeping or caring of animals for commercial purposes (other than for the agistment of horses), and includes any associated riding school or ancillary veterinary hospital.

Annual Exceedance Probability (AEP): Is the probability that a flood of a given or larger magnitude will occur within a period of one year. Its reciprocal is equivalent to average recurrence interval.

Ancillary Residential Structure: Is a non habitable building ancillary to a dwelling-house and includes a garage, carport, shed, cabana, pergola, deck, swimming pool (inground and above ground), outside spa, Jacuzzi, hot tub, aviary, retaining wall, fence, shade sail, water tank etc.

Antecedent: Pre-existing conditions (eg. wetness of soils).

Application/s: Means an application for the determination of Council for development which includes an Integrated Development Application, Development Application, Section 96 Application or Section 82A Application.

Aquaculture: Has the same meaning as in the Fisheries Management Act 1994 defined as follows: Aquaculture means:

- a) Cultivating fish or marine vegetation for the purposes of harvesting the fish or marine vegetation or their progeny with a view to sale, or
- b) Keeping fish or marine vegetation in a confined area for a commercial purpose (such as a fish-out pond),
but does not include:
 - c) Keeping anything in a pet shop for sale or in an aquarium for exhibition (including an aquarium operated commercially), or
 - d) Anything done for the purposes of maintaining a collection of fish or marine vegetation otherwise than for a commercial purpose, or
 - e) Any other thing prescribed by the regulations (made under the Fisheries Management Act 1994).

Arborist: A qualified Arborist is a specialist in the care of trees and vegetation who is eligible for membership as a 'Consulting Arborist' with the National Arborists Association of Australia or the Institute of Australian Consulting Arboriculturalists and who has obtained a Level 5 Certificate of Horticulture / Arboriculture, with training to AQF Level 5 in Arboriculture or above, or equivalent

Areal: Variation over an area of a particular parameter.

Arterial Road: Means a road shown on the Wollongong Local Environmental Plan 2009 maps being an arterial road or a road declared to be a main road, controlled access road, secondary road or a tollway under the Roads Act 1993.

Asbestos: Means the fibrous form of those mineral silicates that belong to the serpentine or amphibole groups of rock forming minerals, including actinolite, amosite (brown asbestos), anthophyllite, chrysotile (white asbestos), crocidolite (blue asbestos) and tremolite. (OHS Regulations 2001).

Asbestos Removal Work: Means any work, in which bonded or friable asbestos material is removed, repaired or disturbed. (OHS Regulation 2001).

At-grade Car parking: Any car parking provided on the ground level of a building or at ground level outside a building.

Attached Dwelling: Means a building containing 3 or more dwellings, where:

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- (a) Each dwelling is attached to another dwelling by a common wall, and
- (b) Each of the dwellings is on its own lot of land (not being an individual lot in a strata plan or community title scheme), and
- (c) None of the dwellings are located above any part of another dwelling.

Australian Height Datum (AHD): A standard datum for expressing vertical information.

Australian Rainfall & Runoff: A technical manual providing guidance on current drainage design practice published by the Institute of Engineers Australia.

Average Recurrence Interval (ARI): Means the long-term average number of years between the occurrence of a flood as big as, or larger than, the selected event. For example, floods with a discharge as great as, or greater than, the 20 year ARI flood event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.

AUSTROADS: Means AUSTROADS: "*Guide to Traffic Engineering Practice*".

Average Exceedance Probability (AEP): Means the magnitude of a storm.

Average Recurrence Interval (ARI): The average period between the recurrence of a storm event of at least a given rainfall intensity. The ARI represents a statistical probability. For example, a 10 year ARI indicates an average of 10 events over 100 years. The ARI is not the period between actual events.

Backpackers' Accommodation: Means tourist and visitor accommodation:

- a) That has shared facilities, such as a communal bathroom, kitchen or laundry, and
- b) That will generally provide accommodation on a bed basis (rather than by room).

Backwater Profile: Longitudinal profile of the water surface in a stream where the water surface is raised above its normal level by a natural or artificial obstruction.

Balcony: Means an open area above ground level, not being an enclosed room or area, attached to or integrated with a dwelling for the exclusive enjoyment of the occupant or occupants of a dwelling but does not include a basement podium or roof terrace defined elsewhere within this DCP.

Basement car park: Refers to a car parking area wholly or partly accommodated underground, below a building. The roof of this space, including any solid walls on the podium, must not exceed 1.2m in height above natural ground level or finished ground level, whichever is the greatest distance.

Basement podium: Means the supporting structure over any portion of the basement for support of the structure above. The basement podium may be accessible for use from the dwelling/s it adjoins and does not include a balcony or roof terrace defined elsewhere in this DCP.

Battleaxe lot: Is a lot where only the access handle has direct road frontage.

BCA: Means the Building Code of Australia.

Beach: Refers to the sandy shore of the sea at mean high water mark.

Bed And Breakfast Accommodation: Means tourist and visitor accommodation comprising a dwelling (and any ancillary buildings and parking) where the accommodation is provided by the permanent residents of the dwelling and:

- a) Meals are provided for guests only, and
- b) Cooking facilities for the preparation of meals are not provided within guests' rooms, and
- c) Dormitory-style accommodation is not provided.

Biochemical Oxygen Demand (BOD5): Means the amount of oxygen required for the biological decomposition of organic matter, measured over a period of 5 days.

Biodiversity: The same meaning as defined in the *Biodiversity Conservation Act 2016*

Biodiversity values: The same meaning as defined in the *Biodiversity Conservation Act 2016 and Biodiversity Conservation Regulation 2017*.

Biodiversity offset: measures taken to compensate for any residual significant, adverse impacts that cannot be avoided, minimised and / or rehabilitated or restored, in order to achieve no net loss or a net gain of biodiversity. See also mitigation hierarchy.

Blackwater: Means human faeces and urine and wastewater heavily and directly contaminated with human faeces and urine generated from a toilet, urinal, bidette or bidet. Blackwater may also contain contaminated solid material, such as toilet paper. Although not strictly water-based, human faeces and urine entering a waterless composting toilet is considered as "blackwater".

Block: Refers to a group of subdivided lots, the edge of which is bound by public roads, and in some cases, public roads and public open space.

Boarding House: Means a building:

- a) That is wholly or partly let in lodgings, and
- b) That provides lodgers with a principal place of residence for 3 months or more, and
- c) That generally has shared facilities, such as a communal bathroom, kitchen or laundry, and
- d) That has rooms that accommodate one or more lodgers,

But does not include backpackers' accommodation, a group home, a serviced apartment, seniors housing or hotel or motel accommodation.

Brothel: Has the same meaning as in the Act.

Buildable land: Means land on which the erection of a building is not constrained by being flood prone, subject to instability, subject to easements or restrictions of access.

Building: Has the same meaning as in the Act defined to include part of a building and any structure or part of a structure, but not including a manufactured home, a moveable dwelling or associated structure (or part of a manufactured home, moveable dwelling or associated structure).

Building envelope: Means the three dimensional shape within which a development must fit. It defines the limits for the siting (including setbacks) and height of any buildings.

Building Footprint: Means the area of land measured at finished ground level that is enclosed by the external walls of a building or any attached balconies or terraces.

Building Height (or Height of Building): Means the vertical distance between ground level (existing) at any point to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Building Identification Sign: Means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol, but that does not include general advertising of products, goods or services.

Building Sustainability Index (BASIX): A web-based planning tool for the assessment of the potential performance of new residential development in terms of its energy efficiency and water usage efficiency. A BASIX certificate must be submitted with a Development Application or a Complying Development Certificate for any new residential development. BASIX is implemented under State Environmental Planning Policy (Building Sustainability Index) 2004.

Building Line or Setback: Means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:

- a) A building wall, or
- b) The outside face of any balcony, deck or the like, or
- c) The supporting posts of a carport or verandah roof,

Whichever distance is the shortest.

Building work: Means any physical activity involved in the erection of a building or alterations and additions to a building or structure.

Bulky Goods Premises: Means a building or place used primarily for the sale by retail, wholesale or auction of (or for the hire or display of) bulky goods, being goods that are of such size or weight as to require:

- a) A large area for handling, display or storage, or
- b) Direct vehicular access to the site of the building or place by members of the public for the purpose of loading or unloading such goods into or from their vehicles after purchase or hire,

But does not include a building or place used for the sale of foodstuffs or clothing unless their sale is ancillary to the sale or hire or display of bulky goods.

Bush Fire Hazard Reduction Work: Has the same meaning as in the Rural Fires Act 1997 defined as follows:

Bush Fire Hazard Reduction Work: Means:

- a) The establishment or maintenance of fire breaks on land, and
- b) The controlled application of appropriate fire regimes or other means for the reduction or modification of available fuels within a predetermined area to mitigate against the spread of a bush fire,
- c) But does not include construction of a track, trail or road.

Bushfire Prone Land: Is land that can support a bush fire or is likely to be subject to bush fire / ember attack. In general, bush fire prone land identifies vegetation types and associated buffer zones.

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Business Identification Sign: Means a sign:

- a) That indicates:
 - i) The name of the person or business, and
 - ii) The nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- b) That may include the address of the premises or place and a logo or other symbol that identifies the business,
- c) But that does not include any advertising relating to a person who does not carry on business at the premises or place.

Business Premises: Means a building or place at or on which:

- a) An occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or
- b) A service is provided directly to members of the public on a regular basis, and may include, without limitation, premises such as banks, post offices, hairdressers, dry cleaners, travel agencies, internet access facilities, medical centres, betting agencies and the like, but does not include sex services premises.

Campervan: Means a moveable dwelling that is designed so as to be registrable as a motor vehicle under the Traffic Act 1909 and includes a camper trailer.

Car Park: Means a building or place primarily used for the purpose of parking motor vehicles, including any manoeuvring space and access thereto, whether operated for gain or not.

Caravan: Means a moveable dwelling that is designed so as to be registrable as a trailer under the Traffic Act 1909 but does not include a campervan /camper trailer.

Caravan Park: Means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

Catchment: Area draining into a particular creek system, typically bounded by higher ground around its perimeter.

Category 1 Remediation Work: Contaminated land remediation work that requires formal development consent as per the legislative requirements under State Environmental Planning Policy No. 55 – Remediation of Land.

Category 2 Remediation Work: Contaminated land remediation work that does not require formal development consent as per the legislative requirements under State Environmental Planning Policy No. 55 – Remediation of Land.

Ceiling Height: Means the vertical distance from the ceiling level at the outside wall to natural ground level or finished ground level whichever is lower. For a 'cathedral', raked or curved ceiling, or where the roof structure of the building serves the same purpose as the ceiling of a conventional building, the ceiling height is measured as the vertical distance from the pitching point at the outside wall to natural ground level or finished ground level, whichever is lower.

Character: Has two specific elements, namely:

- a) "Existing character" relates to the current patterns of natural and urban geography which may be observed in an area; and
- b) "Desired or future character" which provides objectives for the future development of a suburb and which emphasizes the important existing features or qualities of the area that should be maintained or enhanced.

Child Care Centre: Means a building or place used for the supervision and care of children that:

- a) Provides long day care, pre-school care, occasional child care or out-of-school-hours care, and
- b) Does not provide overnight accommodation for children other than those related to the owner or operator of the centre, but does not include:
 - c) A building or place used for home-based child care, or
 - d) An out-of-home care service provided by an agency or organisation accredited by the NSW Office of the Children's Guardian, or
 - e) A baby-sitting, playgroup or child-minding service that is organised informally by the parents of the children concerned, or
 - f) A service provided for fewer than 5 children (disregarding any children who are related to the person providing the service) at the premises at which at least one of the children resides, being a service that is not advertised, or
 - g) A regular child-minding service that is provided in connection with a recreational or commercial facility (such as a gymnasium), by or on behalf of the person conducting the facility, to care for children while the children's parents are using the facility, or
 - h) A service that is concerned primarily with the provision of:

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- i) Lessons or coaching in, or providing for participation in, a cultural, recreational, religious or sporting activity, or
- ii) Private tutoring, or
- i) A school, or
- j) A service provided at exempt premises (within the meaning of section 200 of the Children and Young Persons (Care and Protection) Act 1998), such as hospitals, but only if the service is established, registered or licensed as part of the institution operating on those premises.

Civil Design: Means a design where the development includes any road, drain, excavation or fill placement which has been prepared by a civil engineer.

Civil Engineer: Means a civil or structural engineer who is a member or is eligible for membership of a professional engineering institution, is university degree qualified with a minimum of five years relevant professional practice during the last ten years as a civil engineer, and is listed on the National Professional Engineers Register, and either has or is employed by a corporation which has professional indemnity insurance of not less than \$2 million, such insurance being evidenced to Council to be in force, for the year in which any information is submitted to the Council in accordance with this policy. The professional indemnity insurance must have retroactive cover extending back to at least the engineer's first submission to Council.

Clearing Native Vegetation: Has the same meaning as in the Native Vegetation Act 2003 defined meaning any one or more of the following:

- a) Cutting down, felling, thinning, logging or removing native vegetation,
- b) Killing, destroying, poisoning, ringbarking, uprooting or burning native vegetation.

(See Division 3 of Part 3 of the Native Vegetation Act 2003 for the exclusion of routine agricultural management and other farming activities from constituting the clearing of native vegetation if the landholder can establish that any clearing was carried out for the purpose of those activities.)

Cliff-top: On land adjacent to the foreshore, is defined as that position where a change in grade of the land is evident, downwards towards the cliff edge or face.

Coastal Building Line: Is the distance a structure must be setback from the cliff top or foreshore lands.

Collection Well: Means a tank used for the collection and temporary storage of effluent discharged from a septic tank.

Communal Open Space: Means useable shared open space within the proposed development for the recreation and relaxation of all residents of a residential or mixed use development.

Community Facility: Means a building or place:

- a) Owned or controlled by a public authority or non-profit community organisation, and
- b) Used for the physical, social, cultural or intellectual development or welfare of the community,
- c) But does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Community Sensitive Locations: These may include areas:

- Where occupants are located for long periods of time, for instance residences;
- That are frequented by children, for instance schools, child care centres;
- Where there are people with particular health concerns for instance hospitals, aged care centres; and
- Considered significant to indigenous communities.

Complying Development Certificate (CDC): A certificate that states a particular proposed development is complying development and (if carried out as specified in the certificate) will comply with all development control applicable to the development. A complying development certificate may be issued either by Council or an accredited certifier.

Consent Authority: Means Wollongong City Council.

Construction Certificate (CC): A certificate stating that construction drawings and specifications are consistent with the development consent and relevant construction standards such as the Building Code of Australia. A construction certificate may be issued either by the Council or an accredited certifier.

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Contaminated Land: Land in, on or under which any substance is present at a concentration above that naturally present in, on or under the land and that poses, or is likely to pose, an immediate or long term risk to human health or the environment.

Contaminated Land Planning Guidelines: Guidelines notified in accordance with section 145C of the Environmental Planning and Assessment Act 1979 (Managing Land Contamination: Planning Guidelines SEPP 55 – Remediation of Land).

Conveyance: A measure of the carrying capacity of the channel section. Flow is directly proportional to conveyance for steady flow. From Manning's equation, the proportionality factor is the square root of the energy slope.

Council: Means Wollongong City Council.

Corner Apartment: Is an apartment located in the corner position of a building which has frontage to two elevations.

Corner Lot: Is a lot which has a frontage to two roads on adjacent boundaries.

Covenant: A restriction on the use of land recorded on the property title and binding upon successors in title under the Conveyancing Act 1919. Covenants may be either positive (imposing positive obligations) or negative (imposing restrictions).

CPEng: Means Chartered Professional Engineer.

CPGeo: Means Chartered Professional Geologist.

Crime Prevention through Environmental Design (CPTED): It aims to reduce the opportunities for crime by increasing the effort and risk for offenders, as well as reducing the rewards. CPTED recognises that any design strategy needs to be part of a holistic approach to crime prevention, incorporating social, environment and community development strategies.

Cross Over Apartments: Apartments with two opposite aspects and with a change in level between one side of the building and the other.

Cross Through Apartments: Apartments on one level with two opposite aspects.

Crematorium: Means a building in which deceased persons or pets are cremated, and includes a funeral chapel.

Critical Depth: If discharge is held constant and the water depth allowed to decrease, as in the case of water approaching a free overfall, velocity head will increase, pressure head will decrease, and total energy will decrease toward a minimum value where the rate of the decrease in the pressure head is just counterbalanced by the rate of increase in velocity head. This is the critical depth. More generally, the critical depth is the depth of flow that would produce the minimum total energy head, and it depends on cross section geometry and water discharge.

Critical Flow: The state of flow where the water depth is at the critical depth and when the inertial and gravitational forces are equal. When Froude $N^{\circ} = 1.0$.

Crown Maintenance Pruning: Is defined as in Australian Standard AS 4373 –2007 "Pruning of Amenity Trees" and generally involves a reduction in tree foliage and branches by up to 10 per cent in any one (1) year with no reduction in the height of the main trunk.

Culvert: An enclosed conduit (typically pipe or box) that conveys stormwater below ground.

Cumulative Impact: The sum of the impacts from a number of different sources or over time.

Curtilage: In relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

dBA: Means the decibels of the 'A-scale' – a set of frequency -weighted scale of noise which allows for lack of sensitivity of the ear to sound at very high and very low frequencies.

DCP: Means Development Control Plan.

Dead tree: Means any tree that is no longer capable of performing any one of the following processes:

- Photosynthesis;
- Take up of water through the root system;
- Hold moisture in its cells; or
- Produce new shoots.

DECC: Department of Environment and Climate Change.

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Deep Soil Zone: Refers to an area of the site that is not to be built upon, or underneath, thereby leaving an area of deep, soft soil for substantial deep-rooted vegetation, natural vegetation and natural drainage. This area may be included in private open space but is not included in the minimum private open space area calculations.

Demolish: In relation to a heritage item, or a building, work, relic or tree within a heritage conservation area, means wholly or partly destroy, dismantle or deface the heritage item or the building, work, relic or tree.

Demolition Plan: Means a plan and / written statement which outlines the procedures to be carried out for the demolition of a building or work.

Depot: Means a building or place used for the storage (but not sale or hire) of plant, machinery or other goods (that support the operations of an existing undertaking) when not required for use.

Development: Means the construction, alteration or demolition of buildings, including swimming pools, roads, dams, ponds and drains, and the excavation and/or filling of land or any other works that requires the prior approval of Council.

Drainage: Means any activity that intentionally alters the hydrological regime of any locality by facilitating the removal of surface or ground water. It may include the construction, deepening, extending, opening, installation or laying of any canal, drain or pipe, either on the land or in such a manner as to encourage drainage of adjoining land.

Design Floor Level: A minimum floor level specified to be above standard flood level (eg 0.5 metres above).

Designated Development: Development declared as 'designate development' by Schedule 3 of the Environmental Planning and Assessment Regulation 2000.

Detailed Investigation: An investigation to define the extent and degree of contamination to assess potential risk posed by contaminants to human health and the environment and to obtain sufficient information for the development of a remedial action plan of required.

Development Opportunity Envelope: Identifies a building envelope that ensures that development is not visible from important viewing locations for that section of the escarpment.

Development site: Refers to the lands within which the development (ie the subject of the Development Application) relates.

Domestic Greywater Diversion: Means the installation and operation of a system for diverting greywater generated on seweraged residential premises to a garden or lawn on those premises, but does not include the manual collection and re-use of greywater (for example, by means of a bucket or similar receptacle).

Domestic Greywater Treatment System (DGTS): Means a system that collects, treats and disinfects greywater for re-use for toilet and urinal flushing, or for use in surface irrigation in dedicated non-trafficable areas or other land application systems.

Driveway Crossing: Refers to a carriageway extending from the edge of the roadway frontage to the property boundary to connect to the first vehicular ramp or driveway encountered, and carrying one or two-way traffic.

Driveway: Refers to the carriageway contained within the development site, which carries one or two way traffic.

Dual Occupancy: Means 2 dwellings (whether attached or detached) on one lot of land (not being an individual lot in a strata plan or community title scheme), but does not include a secondary dwelling.

Dual Aspect Development: Apartments which have at least two major external walls facing in different directions, including corner, cross over and cross through apartments.

DWE: Department of Water and Energy.

Dwelling: Means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

Dwelling House means a building containing only one dwelling.

Earthworks: means excavation or filling.

Ecologically Sustainable Development has the same meaning as in the Environmental Planning and Assessment Act 1979 and the Protection of the Environment Administration Act 1991.

Educational Establishment means a building or place used for education (including teaching), being:

- a) A school, or
- b) A tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

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Effective Warning Time: The time available after receiving advice of an impending flood and before the floodwaters prevent appropriate flood response actions being undertaken.

Effluent Application Field (EAF) area: Means the minimum required disposal field size (ie directly wetted area) that is to be constructed within the ESD (Ecological Sustainable Development) area and has been determined in accordance with AS/NZS 1547 (2000), based on the ability of the site's soils to receive effluent without creating health risks or hydraulic failure.

Electricity Generating Works: Means a building or place used for the purpose of making or generating electricity.

Electromagnetic radiation (EMR) or electromagnetic energy (EME): The radiation in the microwave and radiofrequency band of the electromagnetic spectrum.

Embankment: The low permeability earth fill wall of a dam comprising the crest, batter slopes and foundation.

Endangered ecological community (EEC): ecological communities that face a very high risk of extinction in the near future as listed under NSW State and/or Commonwealth threatened species legislation.

Endangered population: An isolated population of a species that faces a very high risk of extinction in the near future as listed under NSW State and/or Commonwealth threatened species legislation.

Endangered species: a species that faces a very high risk of extinction in the near future as listed under NSW State and/or Commonwealth threatened species legislation.

Engineering Geologist: Means a specialist engineering geologist who is university degree qualified, is a member or is eligible for membership of a professional institution and who has achieved chartered professional status being either CPEng or CPGeo or RPGeo with Landslide Risk Management as a core competence; with a minimum of five years practice during the last ten years as an engineering geologist in regions of the Sydney Basin underlain by Narrabeen or Coal Measures geological strata or who is able to demonstrate relevant experience with similar geology and either has or is employed by a corporation which has professional indemnity insurance of not less than \$2 million, such insurance being evidenced to Council to be in force, for the year in which any information is submitted to the Council in accordance with this policy. The professional indemnity insurance must have retroactive cover extending back to at least the engineer's first submission to Council.

Entertainment Facility means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub, nightclub or registered club.

Environmental Facility means a building or place that provides for the recreational use or scientific study of natural systems, and includes walking tracks, seating, shelters, board walks, observation decks, bird hides or the like, and associated display structures.

Escarpment: A cliff or steep slope, of some extent, generally separating two level or gently sloping areas.

Evapotranspiration (ET) Bed: Means a system of effluent disposal that uses the loss of water from the soil by evaporation and from plants by transpiration from beds that are essentially shallow trenches.

Excavation: Means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

Exempt Development: Development that is declared to be 'exempt' under Wollongong Local Environmental Plan 2009.

Exhibition Home: Means a dwelling built for the purposes of the public exhibition and marketing of New Dwellings, whether or not it is intended to be sold as a private dwelling after its use for those purposes is completed, and includes any associated sales or home finance office or place used for displays.

Exhibition Village: Means 2 or more exhibition homes and associated buildings and places used for house and land sales, site offices, advisory services, car parking, food and drink sales and other associated purposes.

Existing Ground Level: Means the ground level in existence immediately prior to the commencement of proposed building or site works.

Extractive Industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

Extractive Material: Means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the Mining Act 1992.

Extreme Flood: Means an estimate of the probable maximum flood, which is the largest flood likely to ever occur.

Farm Stay Accommodation: Means tourist and visitor accommodation provided to paying guests on a working farm as a secondary business to primary production. "Extractive material" means sand, soil, gravel, rock or similar substances that are not minerals within the meaning of the Mining Act 1992.

Fill: The depositing of soil, rock or other similar extractive material obtained from the same or another site, but does not include:

- (a) The depositing of topsoil or feature rock imported to the site that is intended for use in garden landscaping, turf or garden bed establishment or top dressing of lawns and that does not significantly alter the shape, natural form or drainage of the land, or
- (b) The use of land as a waste disposal facility

Final Geotechnical Certificate: Means a certificate prepared by a geotechnical engineer or engineering geologist in accordance with form M17 of this Plan.

Final Structural Certificate: Means a certificate prepared by a structural engineer in accordance with form M16 of this policy.

Finished Ground Level: Means the level of the finished ground surface.

Flood: Is a relatively high stream flow which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, and/or local overland flooding associated with major drainage as defined by the FMM before entering a watercourse, and/or coastal inundation resulting from super-elevated sea levels and/or waves overtopping coastline defences excluding tsunamis.

Flood Awareness: An appreciation of the likely effects of flooding and knowledge of the relevant flood warning and evacuation procedures.

Flood Compatible Building Components: A combination of measures incorporated in the design and /or construction of buildings or structures subject to flooding and the use of flood compatible materials for the reduction or elimination of flood damage.

Flood Compatible Materials: Materials used in building which are resistant to damage when inundated.

Flood Evacuation Strategy: The strategy for the evacuation of areas within effective warning time during periods of flood as specified within any policy of Council, the FRMP, the relevant State government disaster plan or advice received from the State Emergency Service (SES) or as determined in the assessment and determination of individual Development Applications.

Flood Hazard: The potential for damage to property or persons due to flooding.

Flood Liable Land: Is the area of land which is subject to inundation by the probable maximum flood (PMF).

Flood Mitigation Work means work designed and constructed for the express purpose of mitigating flood impacts. It involves changing the characteristics of flood behaviour to alter the level, location, volume, speed or timing of flood waters to mitigate flood impacts. Types of works may include excavation, construction or enlargement of any fill, wall, or levee that will alter riverine flood behaviour, local overland flooding, or tidal action so as to mitigate flood impacts.

Flood Storage: Part of the floodplain that is important for the temporary storage of floodwaters during the passage of a flood.

Floodplain: The portion of a river valley, adjacent to the river channel, which is covered with water when the river overflows during flood or inundation periods.

Floodplain Development Manual: Refers to the NSW State Government document dated April 2005 and titled "Floodplain Development Manual: The Management of Flood Liable Land."

Floodplain Management Manual (FMM): Refers to the document dated January 2001, published by the New South Wales Government and entitled "*Floodplain Management Manual: the management of flood liable land*" which has been superseded by the "*Floodplain Development Manual: the management of flood liable land April 2005*".

Floodplain Risk Management Plan (FRMP): Means a plan prepared for one or more floodplains in accordance with the requirements of the FMM or its predecessor.

Floodplain Risk Management Study (FRMS): Means a study prepared for one or more floodplains in accordance with the requirements of the FMM or its predecessor.

Floodways: Areas of the river channel and floodplain where a significant volume of water flows during flood periods. Floodways are areas which, even if only partially blocked would cause significant redistribution of flood flow, which may in turn adversely affect other areas. These areas are also generally characterised (but not always) by areas of deeper flow or the areas where higher velocities occur.

Floor Space Ratio (FSR): Is the ratio of the gross floor area of a building to the area of the site on which it is situated.

Food and Drink Premises: Means retail premises used for the preparation and retail sale of food or drink for immediate consumption on or off the premises, and includes restaurants, cafes, take away food and drink premises, milk bars and pubs.

Foreshore Area: Means the land between the foreshore building line and the mean high water mark of the nearest Foreshore building line: Is a factor of safety expressed as a height above the design flood level. Freeboard provides a factor of safety to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement, and other effects such as 'greenhouse' and climate change.

Forecast (ANEF) Contour: Means the Australian Noise Exposure Forecast contours surrounding the Illawarra Regional Airport at Albion Park Rail and marked on a ANEF map which highlight the level of noise exposure from aircraft operating out of the Illawarra Regional Airport.

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Freeboard: Is a factor of safety expressed as a height above the design flood level. Freeboard provides a factor of safety to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action, localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement, and other effects such as 'greenhouse' and climate change.

Frontage: Refers to the street alignment at the front of a lot.

Front Building Line: Is the perpendicular distance a building or structure is set back from the front property boundary at the primary street frontage of a lot.

Froude N^o: A measure of flow instability - below a value of one, flow is tranquil and smooth, above one, flow tends to be rough and undulating (as in rapids).

Funeral Home means premises used to arrange and conduct funerals and memorial services, and includes facilities for the short-term storage, dressing and viewing of bodies of deceased persons and premises with mortuary facilities.

Gate Valve: Means a stop cock used to prevent the flow of effluent at the collection side of the suction line.

Geotechnical: Relating to Engineering and the materials of the earth crust.

Geotechnical Engineer: Means a specialist geotechnical engineer who is university degree qualified, is a member of or is eligible for membership of a professional engineering institution and who has achieved chartered professional status being either CPEng or CPGeo or RPGeo with Landslide Risk Management as a core competence; with a minimum of five years practice during the last 10 years as an geotechnical engineer in regions of the Sydney Basin underlain by Narrabeen or Coal Measures geological strata or who is able to demonstrate relevant experience with similar geology and either has or is employed by a corporation which has professional indemnity insurance of not less than \$2 million, such insurance being evidenced to Council to be in force, for the year in which any information is submitted to the Council in accordance with this policy. The professional indemnity insurance must have retroactive cover extending back to at least the engineer's first submission to Council.

Geotechnical Hazards: Means a condition with the potential for causing the movement of soil, rock or debris which may cause injury or death to persons or damage to, or destruction of property.

Geotechnical report: Means a report prepared by and/or technically verified by a geotechnical engineer or engineering geologist as defined by this DCP, which incorporates each of the elements, where applicable to the type of development, described in section 5.2 'Requirements for the preparation of geotechnical reports' of this policy.

Gradient: Slope or rate of fall of land/pipe/stream.

Granny Flat: Means the smaller of two dwellings, where:

- a) The dwellings are both on the same lot and no other dwelling is on that lot;
- b) At least one of the dwellings is occupied by the owner of the lot on which the dwellings stand.

Green roof: A roof surface that supports the growth of vegetation, comprised of a waterproofing membrane, drainage layer, organic growing medium (soil) and vegetation. Green roofs can be classified as either extensive or intensive, depending on the depth of substrate used and the level of maintenance required. Intensive green roofs are generally greater than 300mm deep and are designed as accessible landscape spaces with pathways and other features. Extensive green roofs are generally less than 300mm deep and are generally not trafficable.

Green wall: There are two main types of green walls: green facades and living walls. Green facades are simple systems where plants are grown directly into soil and trained up a frame or trellis system to cover the wall. Living walls are more complex systems where panels or pockets of vegetation are fixed directly to the wall. This is through the use of a suitable growing medium and a hydroponic system. The use of soil in a living wall is generally minimal and plants are fed primarily through nutrients in the irrigation water.

Greywater (Sullage): Means domestic wastewater excluding toilet waste and may include wastewater arising from a hand basin, shower, bath, spa bath, clothes washing machine, laundry tub, dishwasher and kitchen sink.

Greywater Diversion Device (GDD): Is a device that diverts (or diverts and collects), and directs untreated greywater to a sub-surface irrigation area.

Gross Floor Area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- a) The area of a mezzanine, and
- b) Habitable rooms in a basement or an attic, and

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c) Any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:

- a) Any area for common vertical circulation, such as lifts and stairs, and
- b) Any basement:
 - i) Storage, and
 - ii) Vehicular access, loading areas, garbage and services, and
- c) Plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- d) Car parking to meet any requirements of the consent authority (including access to that car parking), and
- e) Any space used for the loading or unloading of goods (including access to it), and
- f) Terraces and balconies with outer walls less than 1.4 metres high, and
- g) Voids above a floor at the level of a storey or storey above.

Ground Level (Existing) means the existing level of a site at any point.

Ground Level (Finished) means, for any point on a site, the ground surface after completion of any earthworks (excluding any excavation for a basement, footings or the like) for which consent has been granted or that is exempt development.

Ground Level (Mean) means, for any site on which a building is situated or proposed, one half of the sum of the highest and lowest levels at ground level (finished) of the outer surface of the external walls of the building.

Groundwater: Means the body of water that fills the pore spaces of the soil and subsoil and includes seepage from springs.

Group Home: Means a dwelling that is a permanent group home or a transitional group home.

Gully: Narrow ravine, small valley.

Habitable floor area: Means:

- In a residential situation: a living or working area, such as a lounge room, dining room, rumpus room, kitchen, bedroom or workroom;
- In an industrial or commercial situation: an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.

Habitable room: Means a room used for normal domestic activities, and:

- Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom; but
- Excludes a bathroom, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room and other spaces of a specialised nature occupied neither frequently nor for extended periods.

Habitable Roof Space: Is space within the roof of a building which can be used for residential purposes, where the height of the building does not exceed the ridge height specified in the height table.

Habitat Tree: Means any tree which has developed hollows in the trunk or limbs and which is suitable for nesting birds, arboreal marsupials (possums), micro-bats or which support the growth of locally indigenous epiphytic plants such as orchids.

Hazard: Is a source of potential harm or a situation with a potential to cause loss. In relation to this plan, the hazard is flooding which has the potential to cause harm or loss to the community.

Headwall: Wall constructed around inlet or outlet of a culvert.

Health Consulting Rooms means a medical centre that comprises one or more rooms within (or within the curtilage of) a dwelling house used by not more than 3 health care professionals who practise in partnership (if there is more than one such professional) who provide professional health care services to members of the public.

Health Services Facility means a building or place used as a facility to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes the following:

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- a) Day surgeries and medical centres,
- b) Community health service facilities,
- c) Health consulting rooms,
- d) Facilities for the transport of patients, including helipads and ambulance facilities,
- e) Hospitals.

Heavy Industry: Means an industry that requires separation from other land uses because of the nature of the processes involved, or the materials used, stored or produced. It may consist of or include a hazardous or offensive industry or involve the use of a hazardous or offensive storage establishment.

Height: Means the number of storeys in a building which can be intersected by the same vertical line

Heritage Conservation Area: Means any area listed in Schedule 5 Part 2 of Wollongong Local Environmental Plan 2009.

Heritage Conservation Management Plan means a document prepared in accordance with guidelines prepared by the Department of Planning that documents the heritage significance of an item, place or heritage conservation area and identifies conservation policies and management mechanisms that are appropriate to enable that significance to be retained.

Heritage Impact Statement means a document consisting of:

- a) A statement demonstrating the heritage significance of a heritage item, archaeological site, place of Aboriginal heritage significance or other heritage conservation area, and
- b) An assessment of the impact that proposed development will have on that significance, and
- c) Proposals for measures to minimise that impact.

Heritage Item: Means a building, work, archaeological site or place listed in Schedule 1 of Wollongong Local Environmental Plan 1990 and the site of which is described in Schedule 1 and shown edged heavy black or edged broken heavy black on the heritage map.

Heritage Significance means historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

Highway Service Centre means a building or place used as a facility to provide refreshments and vehicle services to highway users, and which may include any one or more of the following:

- a) Restaurants or take away food and drink premises,
- b) Service stations and facilities for emergency vehicle towing and repairs,
- c) Parking for vehicles,
- d) Rest areas and public amenities.

Home-Based Child Care means a dwelling used by a resident of the dwelling for the supervision and care of one or more children and that satisfies the following conditions:

- a) The service is appropriately licensed within the meaning of the Children and Young Persons (Care and Protection) Act 1998,
- b) The number of children (including children related to the carer or licensee) does not at any one time exceed 7 children under the age of 12 years, including no more than 5 who do not ordinarily attend school.

Home employment: Means an occupation which is carried on in, or from a dwelling, or within or from the curtilage of a dwelling-house or residential apartment building, by the permanent residents of the dwelling, and which does not involve any of the following

- a) The employment on the premises of persons other than those residents;
- b) Interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise;
- c) The display of goods, whether in a window or otherwise;
- d) The exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited to indicate the name and occupation of those residents);
- e) The use of the premises as a brothel or bed and breakfast accommodation.

Home Business: Means a business carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling that does not involve:

- a) The employment of more than 2 persons other than those residents, or

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- b) Interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- c) The exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- d) The exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling to indicate the name of the resident and the business carried on in the dwelling), or
- e) The sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building,

but does not include bed and breakfast accommodation, home occupation (sex services) or sex services premises.

Home Industry: Means a light industry carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling that does not involve:

- a) The employment of more than 2 persons other than those residents, or
- b) Interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- c) The exposure to view, from any adjacent premises or from any public place, of any unsightly matter, or
- d) The exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling to indicate the name of the resident and the light industry carried on in the dwelling), or
- e) The sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, except for goods produced at the dwelling or building, but does not include bed and breakfast accommodation or sex services premises.

Home Occupation: Means an occupation carried on in a dwelling, or in a building ancillary to a dwelling, by one or more permanent residents of the dwelling that does not involve:

- a) The employment of persons other than those residents, or
- b) Interference with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise, or
- c) The display of goods, whether in a window or otherwise, or
- d) The exhibition of any notice, advertisement or sign (other than a notice, advertisement or sign exhibited on that dwelling to indicate the name of the resident and the occupation carried on in the dwelling), or
- e) The sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail,

but does not include bed and breakfast accommodation, a brothel or home occupation (sex services).

Home Occupation (Sex Services): Means the provision of sex services in a dwelling that is a brothel, or in a building that is a brothel and is ancillary to such a dwelling, by no more than 2 permanent residents of the dwelling and that does not involve:

- a) The employment of persons other than those residents, or
- b) Interference with the amenity of the neighbourhood by reason of the emission of noise, traffic generation or otherwise, or
- c) The exhibition of any notice, advertisement or sign, or
- d) The sale of items (whether goods or materials), or the exposure or offer for sale of items, by retail, but does not include a home business or sex services premises.

Hoardings: Are structures or fences erected on or adjacent to a property to form barrier between demolition and construction sites and the public domain. Hoarding structures may consist of fencing, scaffolding and / or overhead structures as either individual elements or integrated together to form a uniform hoarding.

- A "Type A Hoarding" is a hoarding comprising of a fence.
- A "Type B Hoarding" is an overhead structure situated over footpaths.
- A "Type C Hoarding" is a full- face scaffold.

Hotel or Motel Accommodation: Means tourist and visitor accommodation (whether or not licensed premises under the Liquor Act 1982):

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

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

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Industry: Means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing or adapting, or the research and development of any goods, chemical substances, food, agricultural or beverage products, or articles for commercial purposes, but does not include extractive industry or a mine.

Hydrology: A term given to the study of rainfall and runoff processes as relates to the derivation of flood discharges.

Hydrograph: A graph of flood flow against time.

Hydraulic: A term given to the study of water flow, as relates to the evaluation of flow depths, levels and velocities.

IFD: Intensity - Frequency – Duration Rainfall parameters used to describe rainfall at a particular location.

Infill Development: Refers to new urban development within an existing urban development area.

Infill Residential Subdivision: Is the subdivision of a lot of land which has a residential zoning and which is bounded by existing residential development.

Information and Education Facility: Means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

Integrated housing: Means development that consists of:

- The Torrens Title or Community Title subdivision of land into 5 or more lots; and
- The erection of a single dwelling-house on each of the lots created by that subdivision;

Where approval is given concurrently for the subdivision and development of the lots.

Investigation area: Land declared to be an 'investigation area' by a declaration under Division 2 of Part 3 of the Contaminated Land Management Act 1997.

Investigation order: An order issued by the NSW Department of Environment & Climate Change under Division 2 of Part 3 of the Contaminated Land Management Act 1997.

Irregular Shaped Allotment: Means an allotment which is not square or rectangular in shape.

Isohyets: Lines joining points of equal rainfall.

Isolated Lot: Means a lot which is bounded on both sides by properties (or a property and second street frontage) which comprises existing or proposed multi unit development other than a single dwelling house.

Key threatening process: threats that adversely affect threatened species, populations or ecological communities, or could cause species, populations or ecological communities to become threatened as listed under NSW State and/or Commonwealth threatened species legislation.

Land Application Area: Means the area of land intended for the disposal of effluent and includes the ecological sustainable development area.

Land Reshaping: Involves a combination of filling and excavation.

Landscaped Area Means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

Living Area: Means a principle living space such as a living room, dining room, family room, kitchen, rumpus room or the like which is used for normal domestic activities. It does not include a bedroom, study, bathroom, laundry, utility room or room serving a similar function.

Local Overland Flooding: Means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

Long-Term Site: Means a dwelling site in a caravan park that is designated as being a long-term site (ie for periods in excess of 3 months).

Lot: Refers to an individual parcel of subdivided land.

Low impact facility: Means a telecommunications facility that is exempt from state and council local planning requirements under the Telecommunications (Low – impact Facilities) Determination 1997.

Maintenance: In relation to a heritage item or a building, work, archaeological site, tree or place within a heritage conservation area, means ongoing protective care. It does not include the removal or disturbance of existing fabric, alterations, such as carrying out extensions or additions, or the introduction of new materials or technology.

Major Section: Is defined as a 'single portion of a manufactured home or relocatable home, being a portion:

- (a) That contains a total living space (excluding the living space contained in any associated structure) of at least 20 cubic metres and
- (b) That comprises all the major components of that portion of the home, including the chassis or frame, the external and internal walls, the roof and ceilings, the floors, the windows and doors, the internal plumbing and wiring, the tiling, the kitchen, bathroom and laundry fittings (other than stoves, refrigerators, washing machines and other whitegoods) and the built-in cupboards and cabinets.

Manning's n: A measure of channel or pipe roughness.

Manufactured Home: Means a self-contained dwelling (that is a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities) being a dwelling:

Manufactured Home Estate: Means land on which manufactured homes are or are to be erected.

Market: Means retail premises comprising an open-air area or an existing building used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

Mean High Water Mark: Means the position where the plane of the mean high water level of all ordinary local high tides intersects the foreshore, being 1.44m above the zero of Fort Denison Tide Gauge and 0.515m Australian Height Datum.

Medical Centre: Means business premises used for the purpose of providing health services (including preventative care, diagnosis, medical or surgical treatment, counselling or alternative therapies) to out-patients only, where such services are principally provided by health care professionals, and may include the ancillary provision of other health services.

Merit approach: Is an approach, the principles of which are embodied in the FMM which weighs social, economic, ecological and cultural impacts of land use options for different flood prone areas together with flood damage, hazard and behaviour implications, and environmental protection and well being of the State's rivers and floodplains.

Minor Development: Developments discharging less than 55L/S and discharging to kerb.

Mitigation Hierarchy: Avoid, minimise, offset. This means that the first priority is to avoid impacts of a proposal on biodiversity values. Where impacts cannot be avoided, a reasonable attempt must be made to minimise any impact. When all feasible measures have been taken to avoid and minimise the impacts, offsets should be used to compensate for any remaining impacts.

Mixed use development: Means a development which includes residential uses in conjunction with one or more non residential uses such as:

- Business premises;
- Commercial offices;
- Shops or other retail premises;
- Community facilities;
- Entertainment facilities; or
- Refreshment rooms.

Mound System: Means a raised effluent application system that is used where natural soils are extremely permeable and/or underlying groundwaters are seasonally close to the ground surface.

Moveable Dwelling: Is defined as:

- (a) Any tent or any caravan or other van or portable device (whether on wheels or not) used for human habitation or
- (b) A manufactured home, or
- (c) Any conveyance, structure or thing of a class or description prescribed by the regulations for the purposes of this definition.

Multi Dwelling Housing: Means 3 or more dwellings (whether attached or detached) on one lot of land (not being an individual lot in a strata plan or community title scheme) each with access at ground level, but does not include a residential flat building.

Native Flora: Means any plant-life that is indigenous to New South Wales, whether vascular or non-vascular and in any stage of biological development, and includes fungi and lichens, and marine vegetation within the meaning of Part 7A of the Fisheries Management Act 1994.

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Native Vegetation: Has the same meaning as in the Local Land Services Act 2013.

Natural Ground Level: Means the level of the ground surface prior to commencement of any construction work on the site.

Natural Ventilation: A range of techniques that combine natural airflow within building design characteristics to induce fresh air into a building and exhaust stale air. Natural ventilation is also used as a means to reduce the temperature of a building's thermal mass.

Net Floor Area: The whole of the lettable floor area of a building where the area of each floor is taken to be the floor area within the internal faces of the outside walls, excluding staircases, amenities, lifts, corridors and other public areas but including any storage areas.

Normal Depth: The depth that would exist if the flow were uniform.

Noxious Weed: Means a plant declared noxious under the *Noxious Weeds Act 1993*.

Occupation Certificate: A certificate issued by the Principal Certifying Authority that authorises the occupation and use of a new building or a change of building use for an existing building.

Offensive Industry means any development for the purpose of an industry that would, when the development is in operation and when all measures proposed to reduce or minimise its impact on the locality have been employed (including, for example, measures to isolate the development from existing or likely future development on other land in the locality), emit a polluting discharge (including, for example, noise) in a manner that would have a significant adverse impact in the locality or on the existing or likely future development on other land in the locality.

Office Premises means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.

On-site Sewage Management System (OSSM) or On-site Wastewater Management (OSWM) System: Means an on-site system used for the purpose of holding or processing, or reusing or otherwise disposing of sewage or by-products of human waste.

On-site Stormwater Detention (OSD): A stormwater management practice which limits the rate of discharge from a site using outlet restriction devices. Stormwater flows in excess of the capacity of the outflow control device are temporarily stored either in tanks or surface depressions until the storm event recedes. Stormwater flows are released at a controlled rate into the public drainage system.

On-site Stormwater Retention: A stormwater management practice where on-site stormwater run off is actually captured and retained within the site for reuse or infiltration and is not released to the downstream drainage system.

Orographic: Pertaining to changes in relief, i.e. mountains.

Orthophoto: Aerial photograph with land contours, boundaries or reference grids added.

Outbuilding: A building which is ancillary to a principal residential building and includes sheds, detached garages, car ports and other buildings.

Parapet Height: The parapet level is the horizontal plane in which at least 2/3 of the length of the top of the façade of the building adjacent to the street is situated.

Parking Space: Means a space dedicated for the parking of a motor vehicle, including any manoeuvring space and access to it, but does not include a car park.

Passive Solar Energy Systems: Systems which combine the sun's energy with local climate characteristics, to achieve thermal comfort inside buildings without the use of mechanical devices.

PCA: Means principal certifying authority.

Piezometer: Means a borehole constructed with 100mm PVC perforated piping to a depth below the subsoil horizon or to the top of unweathered rock formation or below the water table, used to monitor groundwater quality.

Place of Public Worship: Means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

Pluviograph: An instrument which records rainfall collected as a function of time.

PMF: Probable Maximum Flood: Flood calculated to be the maximum ever likely to occur.

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PMP: Probable Maximum Precipitation: Rainfall calculated to be the maximum ever likely to occur.

Pond-Based Aquaculture: Means aquaculture undertaken in structures that are constructed by excavating and reshaping earth, which may be earthen or lined, and includes any part of the aquaculture undertaken in tanks, such as during the hatchery or pre-market conditioning phases, but does not include natural water-based aquaculture.

Note. Typical pond-based aquaculture is the pond culture of prawns, yabbies or silver perch.

Private land: Means any land in private ownership by individuals or companies but excludes land owned or in the care, control or management of Council, a Crown Authority, government department or statutory authority.

Private Open Space: Means an area external to a building (including an area of land, terrace, balcony or deck) that is used for private outdoor purposes ancillary to the use of the building.

Preliminary investigation: An investigation to identify any past or present potentially contaminated activities and the preliminary assessment of any contaminants within the soil strata or groundwater table.

Principal Certifying Authority: The certifying authority appointed by the applicant to oversee the construction process. Only the Principal Certifying Authority may issue an Occupation Certificate.

Probable Maximum Flood (PMF): The largest flood that has been calculated to occur at a particular location, usually estimated from the probable maximum precipitation.

Probable Maximum Precipitation (PMP): The greatest depth of precipitation for a given duration meteorologically possible over a given size storm area at a particular location at a particular time of the year with no allowance made for long term climatic trends. PMP is the primary input to the estimation of the probable maximum flood (PMF).

Prostitution: Means the provision of a sexual act or sexual service in return for payment or reward.

Primary Frontage: Means:

- a) The single frontage where an allotment has a single frontage to a road;
- b) The shortest frontage where an allotment has two or more frontages to the public road;
- c) The two frontages where an allotment (not including a corner allotment) runs between two roads.

Prominent Ridgeline or Hilltop: Means a ridgeline, hilltop or slope which when viewed from a public place such as an arterial road, is a prominent feature of the natural landscape of a locality.

Pruning: Is defined as all other pruning which is not "crown maintenance pruning" and includes "crown modification" as defined in *Australian Standard AS 4373- 1996 "Pruning of Amenity Trees"*.

Public Domain: Land in public ownership which is utilised by the community at large for footpath, public open space or similar purposes.

Public Land has the same meaning as in the Local Government Act 1993 defined as any land (including a public reserve) vested in or under the control of the council, but does not include:

- a) A public road, or
- b) Land to which the Crown Lands Act 1989 applies, or
- c) A common, or
- d) Land subject to the Trustees of Schools of Arts Enabling Act 1902, or
- e) A regional park under the National Parks and Wildlife Act 1974.

Public Reserve has the same meaning as in the Local Government Act 1993.

Public Road: Has the same meaning as public road under the Roads Act 1993.

RCP: Reinforced Concrete Pipe.

Receiving Waters: A river, lake or the ocean.

Recreation Area means a place used for outdoor recreation that is normally open to the public, and includes:

- a) A children's playground, or
- b) An area used for community sporting activities, or
- c) A public park, reserve or garden or the like, and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

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Recreation Facility (Indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

Recreation Facility (Major) means a building or place used for large-scale sporting or recreation activities that are attended by large numbers of people whether regularly or periodically, and includes sports stadiums, showgrounds, racecourses and motor racing tracks.

Recreation Facility (Outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

Regular Shaped Allotment: Means either:

- a) Allotment which is either square or rectangular in shape; or
- b) Allotment of another shape where a square or rectangular shape equivalent in area to the minimum lot size area for the allotment type could be contained within the boundaries of the allotment and includes a battle-axe shaped allotment and a corner allotment where the only deviation from the above requirements is the access handle (i.e. battle axe lot) or the splay corner (ie corner lot).

Related Land: Means land including roads and thoroughfares that could affect or could be affected by any development proposed on a site.

Reliable Access: During a flood means the ability for people to safely evacuate an area subject to imminent flooding within effective warning time, having regard to the depth and velocity of flood waters, the suitability of the evacuation route, and without a need to travel through areas where water depths increase.

Relocatable Home: Means:

- a) A manufactured home, or
- b) Any other moveable dwelling (whether or not self-contained) that comprises one or more major sections, including any associated structure that forms part of the dwelling.

Remedial Action Plan: A plan which sets the remediation strategies and measures for the remediation of identified contaminated land.

Remediation Order: A Remediation Order is made by the NSW Department of Environment & Climate Change under Division 3 of Part 3 of the Contaminated Land Management Act 1997.

Remnant Vegetation: Is the natural vegetation which still exists or, if the natural vegetation has been altered, is still representative of the structure and floristic characteristics of the natural vegetation.

REP: Regional Environmental Plan

Residential Accommodation: Means a building or place used predominantly as a place of residence, but does not include tourist and visitor accommodation.

Residential Care Facility: Means accommodation for seniors (people aged 55 years or more) or people with a disability that includes:

- a) Meals and cleaning services, and
- b) Personal care or nursing care, or both, and
- c) Appropriate staffing, furniture, furnishings and equipment for the provision of that accommodation and care, not being a dwelling, hospital or psychiatric facility.

Residential Flat Building: Means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

Restaurant: Means a building or place the principal purpose of which is the provision of food or beverages to people for consumption on the premises and that may also provide takeaway meals and beverages.

Restricted Premises: Means business premises or retail premises that, due to their nature, restrict access to patrons or customers over 18 years of age, and includes sex shops and similar premises but does not include hotel or motel accommodation, a pub, home occupation (sex services) or sex services premises.

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Appendix 4: Definitions

Retail Premises: Means a building or place used for the purpose of selling items by retail, or for hiring or displaying items for the purpose of selling them by retail or hiring them out, whether the items are goods or materials (or whether also sold by wholesale).

Run-Off: Stormwater running off a catchment during a storm on the catchment.

Ridge Height: Is the distance measured vertically from any point on the uppermost roof surface (not including a vent, chimney, flue, antennae or the like) to the natural ground level or finished ground level immediately below that point, whichever is lower.

Riparian Corridor: Means the area of the river or creek system that supports or has supported the unique ecosystem.

Risk: Means a measure of the probability and severity of an adverse effect to life and property.

Road means a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road.

Roadside Stall: Means a place or temporary structure used for retail selling of agricultural produce or hand crafted goods (or both) produced from the property on which the stall is situated or from an adjacent property.

Roof Terrace: Means the flat roof over any portion of the building, which is both directly accessible for use from the dwelling/s it adjoins and also open to the sky, except for a pergola or similar sun control devices. A roof terrace may be designated for either private or communal open space purposes but does not include a balcony or basement podium defined elsewhere in this DCP.

Roofwater Tank: A water tank, whether aboveground or below ground, designed to store rainwater harvested from a roof area where the stored water is used to supply plumbing fixtures and appliances in order to reduce the harmful effects of stormwater on the environment and to supplement the water supply to the property.

RPGeo: Registered Professional Geologist.

Rural Industry: Means an industry that involves the handling, treating, production, processing or packing of animal or plant agricultural products, and includes:

- a) Agricultural produce industry, or
- b) Livestock processing industry, or
- c) Use of composting facilities and works (including to produce mushroom substrate), or
- d) Use of sawmill or log processing works, or
- e) Use of stock and sale yards, or
- f) The regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise,
- g) Undertaken for commercial purposes.

Rural Supplies: Means a building or place used for the display, sale (whether by retail or wholesale) or hire of stockfeeds, grains, seed, fertilizers, veterinary supplies and other goods or materials used in farming and primary industry production.

Rural Worker's Dwelling: Means a dwelling, ancillary to a dwelling house on the same landholding, used as the principal place of residence by persons employed for the purpose of agriculture or a rural industry on that land.

School: Means a government school or non-government school within the meaning of the Education Act 1990.

Scour: Erosion of soil in the banks or bed of a creek, typically occurring in areas of high flow velocities and turbulence.

Seaward Building Line: Means the seaward alignment of existing dwellings adjacent to the foreshore, cliff top, beach or coastline. The seaward building line must not encroach upon the coastal building line defined elsewhere in this DCP.

Secondary Building Lines: Is the distance a structure is set back from the property boundary at the secondary street frontage in the case of a corner lot

Secondary Dwelling: Means a self-contained dwelling that:

- a) Is established in conjunction with another dwelling (the principal dwelling), and
- b) Is on the same lot of land (not being an individual lot in a strata plan or community title scheme) as the principal dwelling, and
- c) Is located within, or is attached to, or is separate from, the principal dwelling

Secondary frontage: Means:

- The longer frontages where an allotment has two or more frontages to a road; or
- The frontage that adjoins a lane where an allotment (not including a corner allotment) runs between a road and a lane. A lane is generally a roadway that is 6 metres wide or less.

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Self-Storage Units: Means storage premises that consist of individual enclosed compartments for storing goods or materials (other than hazardous or offensive goods or materials).

Semi-Detached Dwelling: Means a dwelling that is on its own lot of land (not being an individual lot in a strata plan or community title scheme) and is attached to only one other dwelling.

Seniors Housing: Means residential accommodation that consists of:

- a) A residential care facility, or
- b) A hostel, or
- c) A group of self-contained dwellings, or
- d) A combination of these, and that is, or is intended to be, used permanently for:
- e) Seniors or people who have a disability, or
- f) People who live in the same household with seniors or people who have a disability, or
- g) Staff employed to assist in the administration of the residential accommodation or in the provision of services to persons living in the accommodation,
- h) But does not include a hospital.

Septic Tank: Means a tank used for the storage or primary treatment of sewage comprising sedimentation of settleable solids, flotation of oils and fats, and anaerobic digestion of sludge.

Serviced Apartment: Means a building or part of a building providing self-contained tourist and visitor accommodation that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner's or manager's agents.

Setback: The horizontal distance measured from an external enclosing wall (including an above ground deck, balcony and the like), a window or the eaves of a building to the:

- Allotment front boundary; or
- A window to a bedroom or living area of another dwelling.

Sewage: Means a combination of blackwater and greywater.

Sex Services: Means sexual acts or sexual services in exchange for payment.

Sex Services Premises: Means a brothel, but does not include home occupation (sex services).

Shallow Sub-surface Drip/Trickle Irrigation: Means the use of effluent applied directly to plants by drip or trickle to the soil below a 50-100mm layer of bark, wood chip or mulch.

Shop: Means retail premises that sell groceries, personal care products, clothing, music, homewares, stationery, electrical goods or other items of general merchandise, and may include a neighbourhood shop, but does not include food and drink premises or restricted premises.

Shop Top Housing: Means one or more dwellings located above (or otherwise attached to) ground floor retail premises or business premises.

Short-Term Site: Means a dwelling site within a caravan park which is designated as a short – term site for tourists for a period not exceeding 3 months.

Signage: Means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes:

- a) Building identification signs, and
- b) Business identification signs, and
- c) Advertisements,
- d) But does not include traffic signs or traffic control facilities.

Siltation: The filling or rising up of the bed of a watercourse or channel by deposited silt.

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Appendix 4: Definitions

Site: Is the parcel of land, whether comprising one or more allotments, to which an application for consent relates.

Site Area: Means the area of any land on which development is or is to be carried out. The land may include the whole or part of one lot, or more than one lot if they are contiguous to each other, but does not include the area of any land on which development is not permitted to be carried out under this Plan.

Site Audit: An independent review of completed site contamination remediation works by an accredited site auditor under the Contaminated Land Management Act 1997.

Site Audit Statement: The written statement by the accredited site auditor (under the Contaminated Land Management Act 1997) that summarises the findings of the site audit and confirms what land uses may be undertaken on the site, taking into account the nature of the remediation works completed upon the subject site.

Site Classification: Means a classification of the site in accordance with the current version of Australian Standard AS 2870 - Residential Slabs and Footings.

Site Width: Means the width of the allotment measured perpendicular to the side boundary for the full length of the building envelope. For corner allotments the site width is measured parallel to the primary street frontage.

Slope Instability: Means a condition with the potential for causing the movement of soil, rock or debris.

Social Housing: Means the development of housing for or on behalf of government and/or community organisations such as the Department of Housing and Office of Community Housing, but does not include residential development to which State Environmental Planning Policy (Seniors Living) 2004 or State Environmental Planning Policy No. 9 – Group Homes applies.

Solid Wall: Is a wall which incorporates at least 75% non transparent materials.

Spruikers: Persons located on the public way, usually associated with or employed by a Sex Services Premises, who seek to entice customers to enter the premises

Spurs: Secondary ridges typically occurring at right angles to a main ridge line, formed by stream erosion of the slopes of the main ridge.

Storey: Means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include:

- a) A space that contains only a lift shaft, stairway or meter room, or
- b) A mezzanine, or
- c) An attic.

Stormwater: Surface runoff generated from rainfall events.

Stacked Parking Space: Is a carparking space that relies on gaining access by passing through another carparking space.

Standard Lot: Is a lot which has a single frontage to a residential street.

Stratigraphy: The sequence of layers in which soils/rocks have been deposited.

Streetscape: Means the form, character and visual amenity of the street environment.

Street Vending: The setting up or use within the road reserve of any box, stall, stand, barrow or stationary vehicle, other than a roadside stall or mobile vending vehicle defined hereunder for the purpose of offering for sale any goods or for the pursuit of any business, calling or employment.

Structural Design: Means a design for any structure to be erected on the site (which may be in the form of drawings) having structural elements where the design makes recommendations in respect of the structural works and has been prepared by a structural engineer or civil engineer requiring certification in accordance with form M12 of this policy.

Structural engineer: Means a civil engineer or structural engineer who is a member of or eligible for membership of a professional engineering institution, is university degree qualified with a minimum of five years practice during the last ten years as a structural engineer, and is listed on the National Professional Engineers Register, and either has or is employed by a corporation which has professional indemnity insurance of not less than \$2 million, such insurance being evidenced to Council to be in force, for the year in which any information is submitted to the Council in accordance with this policy. The professional indemnity insurance must have retroactive cover extending back to at least the engineer's first submission to Council.

Structural Root Zone: is the area required for tree stability.

Structural Works: Means the elements of any structure designed by a structural engineer or civil engineer.

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Sub – Critical Flow: The state of flow where the water depth is above the critical depth. Here, the influence of gravity forces dominates the influences of inertial forces, and flow, having a low velocity, is often described as tranquil

Sub-Surface (Micro-trench) Irrigation: Means the disposal of effluent through microtrenches at a depth of between 100mm and 300mm below ground level.

Suitably Qualified Civil Engineer: A civil engineer who is included in the National Professional Engineers Register, administered by the Institution of Engineers Australia.

SULE Rating: SULE – Safe Useful Life Expectancy

The SULE rating system, based on Barrell 2001, rates existing trees on their safe useful life expectancy, and are determined in view of both the current state of health and age of the tree.

Supercritical Flow: The state of flow where the water depth is below the critical depth, inertial forces dominate the gravitational forces, and the flow is described as rapid or shooting.

Surcharge Flow: Unable to enter a culvert or exiting from a pit as a result of inadequate capacity

Surface Irrigation: Means the use of effluent applied to the ground from above ground level.

Survey plan: Is a plan prepared by a registered surveyor which shows the information required for the assessment of an application in accordance with the provisions of this Policy.

Swimming Pool: Has the same meaning as in the Swimming Pools Act 1992 as an excavation, structure or vessel that is capable of being filled with water to a depth of 300 millimetres or more, and (b) that is solely or principally used, or that is designed, manufactured or adapted to be solely or principally used, for the purpose of swimming, wading, paddling or any other human aquatic activity, and includes a spa pool, but does not include a spa bath, anything that is situated within a bathroom or anything declared by the regulations made under the Swimming Pools Act 1992 not to be a swimming pool for the purposes of that Act.

Take Away Food and Drink Premises: means food and drink premises that are predominantly used for the preparation and sale of food or drink (or both) for immediate consumption away from the premises.

Tank-Based Aquaculture: Means aquaculture utilising structures that are constructed from materials such as fibreglass, plastics, concrete, glass or metals, are usually situated either wholly or partly above ground, and may be contained within a purpose built farm or industrial style sheds or plastic covered hothouse to assist in controlling environmental factors.

Telecommunications Facility: Means:

- a) Any part of the infrastructure of a telecommunications network, or
- b) Any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure or thing used, or to be used, in or in connection with a telecommunications network.

Telecommunications Network: Means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided or unguided electromagnetic energy, or both.

Temporary Structure: Has the same meaning as in the Act defined as including a booth, tent or other temporary enclosure (whether or not part of the booth, tent or enclosure is permanent), and also includes a mobile structure.

The Act: Means the Environmental Planning and Assessment Act 1979.

Thermal Mass: The heat storage capacity of a given assembly or system. Generally, the heavier and denser the material is, the more heat it will store and the longer it will take to release the heat.

Third Party Advertising: The content of an advertisement which is not directly related to the actual land use or goods or services produced on the subject parcel of land to which the advertising is proposed.

Threatened ecological community (TEC): ecological communities listed as critically endangered, endangered or vulnerable under NSW State or Commonwealth threatened species legislation.

Threatened species: Any individual species listed as critically endangered, endangered or vulnerable under NSW State or Commonwealth threatened species legislation.

Topography: The natural surface features of a region.

Townhouse: Means a two storey dwelling within a multi dwelling development, which may or may not be attached to other dwellings, with separate access from the ground floor level and direct access to private open space at natural ground level.

Transpiration Pit: An excavation which has been filled with material conducive to the drainage of stormwater and which is designed to drain sideways, into the atmosphere, via a retaining medium.

Treatment plan: Means a plan explaining how treatment options will be implemented to manage the risk.

Treatment options: Means methods to control and treat the risk including but not limited to:

- Alternative forms of development such that the revised risk would be acceptable or tolerable;
- Stabilisation measures to control the initiating circumstances such that the revised risk would be acceptable or tolerable after implementation;
- Defensive stabilisation measures, amelioration of the behaviour of the hazard or relocation of the development to a more favourable location to achieve an acceptable or tolerable risk.

Tree: Is a perennial plant with a self-supporting stem or trunk, when mature, and for the purpose of this DCP means any tree (other than an exempt tree) including the roots of that tree, if it is 3 metres or more in height, or has a trunk diameter of 200mm or more at a height of 1 metre from the ground, or has a branch spread of 3 metres or more. A significant tree also includes a tree identified as a Heritage Item in Wollongong Local Environmental Plan 2009.

Tree Dripline or Zone: Means the area defined under a tree by the outer edge of the tree canopy projected to ground level.

Tree Protection Zone: The tree protection zone defines the optimal distance from the trunk of a tree that should be maintained free of development and construction activity – it is a combination of the root area and crown area requiring protection. The TPZ incorporates the structural root zone (SRZ)

Trunk Drainage: A stormwater system serving catchments larger than 15 hectares.

Tolerable risk: Means the risk which has been assessed and may be accepted provided that a treatment plan is implemented to maintain or reduce the risks.

Tourist and Visitor Accommodation: Means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes hotel or motel accommodation, serviced apartments, bed and breakfast accommodation and backpackers' accommodation.

Urban Consolidation Area: Land identified in the maps in Appendix 1, which have been identified as areas where higher densities are permitted, due to their proximity to railway stations and ability to satisfy urban consolidation objectives.

Urbanisation: The change in land use from natural to developed state.

Urban Zone: For the purposes of this DCP includes a residential, commercial /business, industrial or other similar zone which contains predominately urban land uses.

Validation and Monitoring: The process of determining whether the remediation strategies and measures have been achieved during the remediation of the site.

Vehicular Ramp: Refers to a vehicular circulation carriageway which connects a driveway crossing to an internal off-street car park on a different level, or which connects two levels in a multi-level car park.

Verge: Means the part of the road reserve between the road carriageway and the boundary of adjacent lots. This may include the footpath area and includes the portion of land which accommodates the utility installations and street lighting poles.

Verifier: Means a geotechnical engineer or engineering geologist, as defined by this policy, who verifies a geotechnical report.

View Corridor: Refers to a direct line of sight provided from the public space or a road to a significant object, place or feature.

Villa: Means a single storey dwelling within a multi dwelling development, which may or may not be attached to other dwellings, with separate access from the ground floor level and direct access to private open space at natural ground level.

Virgin Excavated Material: Inert waste (eg clay, gravel, sand, soil and rock) that is not mixed with any other waste and that:

- Has been excavated from areas that are not contaminated, as the result of industrial, commercial, mining or agricultural activities, with manufactured chemicals and that does not contain sulphidic ores or soils; and
- Consists of excavated natural materials that meet such criteria as may be approved by the Department of Environment and Climate Change.

Visibility: Is a measure of the extent to which the escarpment may be visible from surrounding locality taking into account the period of the view, view distance and context of the view. The underlying rationale for this aspect of the visual quality analysis is to analyse the visibility of the escarpment by precinct and identify key viewpoints necessary for visual absorption capacity and Development Opportunity Envelope identification. Distance plays a strong influence on visibility as the preparation of the view frame occupied by the escarpment decreases with distance. In addition atmosphere influences tend to reduce the level of contrast between development disturbances and the escarpment landscape.

Visual Absorption Capacity: Is an estimation of the capacity of a particular locality of landscape to absorb development without creating a significant change in visual character or a reduction in scenic environmental quality of the locality. The capacity to visually absorb development is primarily dependent on landform, vegetation and existing development. A major factor influencing visual absorption capacity is the level of visual contrast between the proposed development and the existing elements of the landscape in which the proposal is occupied. For example, flat or gently sloping open forest has a higher capacity to visually absorb development than strongly undulating cleared escarpment ridges and escarpment slopes. Further, if visually prominent development already exists on the escarpment then the capacity of the locality to absorb an additional development is higher, than a similar section of the escarpment that has a natural undeveloped visual character.

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Appendix 4: Definitions

Warehouse or Distribution Centre: Means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made.

Waste Disposal Facility: Means a building or place used for the disposal of waste by landfill, incineration or other means, including such works or activities as recycling, resource recovery and other resource management activities, energy generation from gases, leachate management, odour control and the winning of extractive material to generate a void for disposal of waste or to cover waste after its disposal.

Waste Management Facility: Means a facility used for the storage, treatment, purifying or disposal of waste, whether or not it is also used for the sorting, processing, recycling, recovering, use or reuse of material from that waste, and whether or not any such operations are carried out on a commercial basis. It may include but is not limited to:

- a) An extractive industry ancillary to, required for or associated with the preparation or remediation of the site for such storage, treatment, purifying or disposal, and
- b) Eco-generating works ancillary to or associated with such storage, treatment, purifying or disposal.

Waste Management Plan (WMP): A waste management strategy / plan for the collection, recovery and / or disposal of waste material and the recycling of materials during the demolition, construction and post construction periods. The Waste Management Plan also includes estimates of volumes of waste produced and proposed recycling or reuse strategies to be implemented in order to minimise waste material being required to be taken to a registered land fill waste disposal site.

Wastewater: Means blackwater, greywater or a combination of blackwater and greywater arising from activities such as the use of toilets, bathrooms (basins, baths and showers), kitchens and laundries.

Waterbody means a waterbody (artificial) or waterbody (natural).

Waterbody (Artificial) or Artificial Waterbody: Means an artificial body of water, including any constructed waterway, canal, inlet, bay, channel, dam, pond, lake or artificial wetland, but does not include a dry detention basin or other stormwater management construction that is only intended to hold water intermittently.

Waterbody (Natural) or Natural Waterbody: Means a natural body of water, whether perennial or intermittent, fresh, brackish or saline, the course of which may have been artificially modified or diverted onto a new course, and includes a river, creek, stream, lake, lagoon, natural wetland, estuary, bay, inlet or tidal waters (including the sea).

Watercourse: Means any river, creek, stream or chain of ponds, whether artificially modified or not, in which water usually flows, either continuously or intermittently, in a defined bed or channel, but does not include a waterbody (artificial).

Water Sensitive Urban Design (WSUD): WSUD is a philosophy which aims to mitigate environmental impacts particularly on water quantity, water quality and receiving waterways, conventionally associated with urbanisation. WSUD incorporates holistic management measures that take into account urban planning and design, social and environmental amenity of the urban landscape and stormwater management which are integrated with stormwater conveyance by reducing peak flows, protection of natural systems and water quality, stormwater reuse and water conserving landscaping. This can be achieved through a design approach that strives to maintain or replicate the natural water cycle through an incremental "treatment train" approach, through the optimisation the use of rainwater on-site whilst minimising the amount of water transported from the catchment.

Water Table: Means the surface of groundwater below the ground surface.

Waterway: Means the whole or any part of a watercourse, wetland, waterbody (artificial) or waterbody (natural).

Wetland: means:

- a) Natural wetland, including marshes, mangroves, backwaters, billabongs, swamps, sedgeland, wet meadows or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with fresh, brackish or salt water, and where the inundation determines the type and productivity of the soils and the plant and animal communities, or
- b) Artificial wetland, including marshes, swamps, wet meadows, sedgeland or wet heathlands that form a shallow waterbody (up to 2 metres in depth) when inundated cyclically, intermittently or permanently with water, and are constructed and vegetated with wetland plant communities.

Zero lot line: Refers to the situation where the wall of the dwelling has no side boundary setback on one (1) side of the allotment and the allotment is benefited by a 1 metre wide restriction on the use of the land under Section 88B of the Conveyancing Act 1919 on the adjoining parcel of land, in order to enable on-going maintenance of the wall and / or roof of the subject dwelling

ITEM 8 POST EXHIBITION - TREE MANAGEMENT POLICY AND CUSTOMER GUIDE

Council endorsed the Urban Greening Strategy 2017 – 2037 to increase the tree canopy cover in priority suburbs to 35% by 2046 and to increase the quality and quantity of all vegetation and open green space in urban settings. Trees and vegetation located on private and public lands are currently managed under three separate Council policies. A draft Tree Management Council Policy was developed to consolidate three (3) tree policies to provide a consistent approach for the management of trees on both private and Council owned land.

On 7 November 2022, Council resolved to exhibit the draft Tree Management Council Policy, draft customer guide and the draft Development Control Plan (DCP) Chapters for a minimum of 28 days.

This report proposes the consolidation of three (3) tree policies into one (1) draft Tree Management Council Policy to consistently guide the management of trees on both private and Council owned land, supported by a customer guide. A separate report has been prepared for Council to consider relating to the exhibited draft updated Wollongong DCP 2009 Chapters - E17: Preservation and Management of Trees and Vegetation, E18: Native Biodiversity Impact Assessment, B6: Development in the Illawarra Escarpment, Appendix 4: Definitions.

RECOMMENDATION

The following updated documents be adopted:

- 1 Tree Management Policy
- 2 Managing Trees in Wollongong – A customer guide

REPORT AUTHORISATIONS

Report of: Paul Tracey, Manager Open Space + Environmental Services
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

- 1 Tree Management Policy (revised draft)
- 2 Managing trees in Wollongong - A customer guide (revised draft)
- 3 Summary of submissions - Tree Management Policy and Guideline

BACKGROUND

Council endorsed the Urban Greening Strategy 2017 - 2037 to increase the tree canopy cover in priority suburbs to 35% by 2046 and to increase the quality and quantity of all vegetation and open green space in urban settings.

Wollongong's ageing urban forest is under pressure from shrinking urban lot sizes and increasing urban consolidation and without ongoing new tree plantings on both public and private land, the tree canopy will decrease below the current average of 17% across Wollongong. The impact of current and future tree loss will most likely be realised on private land which makes up 75% of the urban forest estate.

To deliver on the goals of the Urban Greening Strategy – Grow, Manage, Improve and Engage – five (5) key pinch points (drivers for the review of the tree management framework) needed to be addressed in the updated Policy:

1. Managing trees within the powerline network and the conflict with Endeavour Energy's tree pruning practices and Endeavour's preference for no vegetation under the power network.
2. The ongoing vandalism of trees which has been largely reactive, costly, difficult to manage, and divides the community
3. The community has challenged proposed tree planting on high need foreshore reserves, when private views are perceived to be negatively impacted

4. The current Tree Permit process on private land is overly prescriptive, and often draws strong community response particularly that it creates a negative burden and is not consistent with Council's approach to reviewing its own planting of trees.
5. Sourcing appropriate Tree stock for new plantings in the nursery industry has been challenging due to unprecedented demand from other state and local government greening programs and the opportunity of refocussing our own Botanic Gardens nursery to meet this demand.

A draft Tree Management Policy, which consolidated the three (3) policies and addressed each of the five (5) pinch points was considered by Council on 7 November 2022. Council resolved to exhibit the draft Tree Management Council Policy, associated draft customer guide and the draft Development Control Plan (DCP) Chapters for a minimum of 28 days.

The customer focussed guide was introduced to make it easier for the community to understand tree management controls on public and private land.

Concurrent with the revision of the policy framework the relevant chapters of the Development Control Plan 2009 were amended to reflect the new policy direction.

Council resolved unanimously -

- 1 The following proposed draft documents be placed on public exhibition for a minimum of 28 days and concurrently with the recently endorsed review of the Vegetation Chapters of the Wollongong Development Control Plan 2009:
 - a Tree Management Policy
 - b Managing trees in Wollongong – A customer guide
- 2 Following the exhibition period, a report outlining the submissions received during the exhibition period be prepared for Council to consider including any post exhibition revised amendment for adoption.

On 17 October 2022 Council considered a report proposing house-keeping amendments to three Chapters of Wollongong DCP 2009 that contain controls for the management of vegetation and resolved to exhibit the updated draft Chapters. Council resolved -

- 1 The following updated draft chapters of the Wollongong DCP 2009 be exhibited for a minimum period of 28 days –
 - a Chapter E17: Preservation and Management of Trees and Vegetation.
 - b Chapter E18: Native Biodiversity Impact Assessment.
 - c Chapter B6: Development in the Illawarra Escarpment.
 - d Appendix 4: Definitions.
- 2 Following the exhibition period, a report outlining the submissions received during the exhibition period be prepared for Council to consider concurrently with the Tree Management Policy, including any post exhibition revised amendments for adoption.

PROPOSAL

This report addresses the consistent themes raised in submissions on the draft Tree Management Policy and Managing trees in Wollongong – A customer guide. There was general support for the overall policy direction and change in approach from the 44 submissions received during the exhibition period, and from verbal feedback received from the Neighbourhood Forums and hosted sessions.

Respondents supported:

- bringing tree management controls and services into one policy,
- allowing some self-service for tree management on private property,
- the community focussed customer guideline,
- the right tree/right place principle aligned with urban greening objectives.

The Community feedback on the five pinch points which were the drivers for the policy change is shown in the table below.

Pinch-point	Feedback
Powerline Management	Electricity Network Provider support for risk-based approach under wires
Vandalism	Support for additional measures and broader engagement approach
Tree Permit Procedures	Support for self-service and Right tree/Right place
Tree Supply	Support for native tree first approach
Views	Support for guiding principles

There were a number of additional tree-related themes raised during the consultation, which are shown in the table below.

Theme	Council response	Addressed by Policy
Powerline Management	Wollongong's current Electricity Network Supplier supports the proposed risk-based approach. This will realise appropriate trees planted under wires and prevent negative vegetation management outcomes for new trees under the network.	Yes
Vegetation management to improve solar access	Council will not prune trees for the sole purpose of improving solar access. The onus is on the property owner to assess the viability of solar solutions based on site constraints - which include other buildings, hill shade, local infrastructure, and trees.	Yes
Biodiversity protection and enhancement	Right tree/right place approach allows for selection of local natives, natives, and limited exotics in places where they are best suited.	Yes
Habitat protection and creation	Urban greening will realise some additional habitat and environmental connections. Focus of the policy is that tree management functions are aligned with growing tree canopy. Habitat protection is covered by environmental laws referenced in the policy which inform existing and proposed tree management operations.	Not within the scope of this Policy.
Ecosystems and ecosystem function	Wetland ecology, riparian ecosystems, water quality, lowland biodiversity, bee, and pollinator ecology are outside the scope of this policy review. Habitat loss associated with individual tree pruning or removal is managed as part of the tree assessment process, including environmental and ecological assessments. Vegetation Management Plans (VMPs) are employed in natural areas to guide vegetation management works. Many coastal processes are managed through the Coastal Zone Management Plan (CZMP), Dune Management Strategy and Estuary Management Plans. A coastal management program is being prepared in accordance with the Coastal Management Act 2016. A coastal management program already exists for Lake Illawarra.	Not within the scope of this Policy.

Theme	Council response	Addressed by Policy
Small trees (under 5m) also have value – biodiversity, habitat, ecological function	<p>Policy recognises all trees have value, but larger trees which provide significantly more benefits to people, have the most protection. Small trees with biodiversity value are protected where environmental regulatory requirements referenced in the policy apply.</p> <p>The draft Policy does make it easier to remove small trees, when they are the wrong tree in the wrong place.</p>	Yes
Removing exotic trees	<p>Some exotic species play an important role in the urban forest – providing shade where natives won't thrive. All trees that are removed must satisfy the reasons for removal outlined in the policy.</p>	Yes
Weed management and emerging weed species	<p>Policy framework considers 'Unsuitable species in location' as a reason for tree removal. The <i>South-East Regional Strategic Weed Management Plan 2023-2027 – Priority Weeds</i> lists species for targeted containment and control.</p>	Yes
Trees fit for future climate	<p>Right tree/right place considers future climate suitability.</p>	Yes
Dangerous trees	<p>Council uses an internationally accepted risk management approach for tree management.</p> <p>The Tree Permit Procedure considers the risk an individual tree poses to harm people or substantial property.</p>	Yes
Tree management controls associated with Development	<p>See feedback and responses in the concurrent report – <i>Post Exhibition – Review of various DCP chapters relating to management of vegetation</i></p>	No
Views	<p>Trees not pruned or removed to improve views on private land. View assessment procedure to manage tree plantings on public land.</p>	Yes
Historic Views (including Lake Illawarra)	<p>Restoration and management of historic views cannot be considered under the proposed policy where environmental legislation applies to vegetation, because tree management operations must not contravene those requirements. It is unlawful for Council to carry out vegetation management works at sites where regulatory requirements prohibit those activities.</p> <p>No amendment to the policy can override environmental regulatory requirements that are in effect. The restoration of historic views is contrary to the intent of the policy and Urban Greening Strategy 2017-2037 – which aims to increase tree canopy across Wollongong.</p>	No. Policy cannot override legislation.
Increased community consultation on public tree planting	<p>Controls in place to select and position trees to deliver maximum benefit to the community and prevent devastating impacts on private views.</p>	Yes

Theme	Council response	Addressed by Policy
Right Tree/Right Place considerations	Tree management procedures which are delivered consistent with the policy consider the context and constraints of the planting site. Context includes proximity to natural areas, heritage, environmental protections, and sensitivity to existing planting themes. Constraints include compacted soils, infrastructure above and below ground, available soil volumes, traffic signals and thoroughfares.	Yes
Damage to infrastructure from trees	Policy provides framework for tree pruning and removal consents. Tree removal considerations include 'unavoidable conflict between the tree and infrastructure'.	Yes
Enforcement, compliance, and fines	Policy approach consistent with the Compliance and Enforcement Policy 2022. Policy settings encourage the community to value and protect trees and new tree plantings.	Yes

Amendments to the draft Tree Management Policy and Customer Guide

Following the public exhibition feedback, the draft Tree Management Policy has been amended to include:

Two (2) new references in the list of regulatory instruments relevant to the policy:

Coastal Management Act 2016

State Environmental Planning Policy (Resilience and Hazards) 2021 (Chapter 2: Coastal Management)

The following paper as a reference for tree assessment and risk management:

Mattheck, C., & Breloer, H. (1994). Field Guide for Visual Tree Assessment (VTA). Arboricultural Journal, 18, 1-23.

A correction to the declared tree definition in the Tree Management Policy and Guideline to match correct definition in proposed DCP –

From:

'5 metres in height or greater and/or Trunk diameter of 30cm or greater (measured at ground level)'

To:

'5 metres or more in height; or

Have a diameter of 30cm (300mm) or more measured at ground level'

A statement has been added to the Tree Management Policy and Guide to address the consistent theme of solar access raised in submissions.

Council will not consent to tree pruning (public trees) for the sole purpose of improving solar access.

Minor spelling or grammatical errors have been corrected as per the marked-up copies of the Tree Management Policy and Guideline that are attached to this report.

CONSULTATION AND COMMUNICATION

The proposed Tree Management Policy and Managing Trees in Wollongong – A customer guide were placed on Public Exhibition for the period 14 November to 19 December 2022 – a total of 35 days. The documents were hosted on the Our Wollongong engagement page for the duration of the exhibition.

A media release was posted during the public exhibition on 2 December 2022.

Social media was used as follows: Facebook posts promoting the exhibition were published on 21 November and 14 December 2022, as well as an Instagram post on 21 November 2022.

During the exhibition a total of 3 social media posts were released to further inform the community about the exhibition. Facebook posts occurred on 21 November, 22 November and 14 December and an Instagram post occurred on 21 November.

During the engagement period we contacted 3000 people registered on the Our Wollongong page to let them know a draft Tree Management Policy, Customer Guide and revised DCP chapters were on public exhibition. Of those 3000 people – 966 people went to the Our Wollongong webpage to see the information about the policy – 305 people downloaded content from the site and 44 people / groups read through the policy and DCP documents and provided a considered written submission. The 44 written submissions were received from 33 individuals and 11 community organisations / business groups.

During the exhibition staff also hosted 2 online information sessions with 17 participants. Staff attended all the active Neighbourhood Forums (NF1, NF7, NF5, NF4, NF8) at their November/December meetings to present the proposed policy/DCP and answer questions. Council staff attended an information day at the Botanic Gardens Greenplan sale on 18 November 2022 to distribute information, answer questions and encourage people to make a submission.

The Engagement Plan for the public exhibition of the draft tree Management Policy and associated DCP Chapters was as follows:

Stakeholder	Engagement Methods
Individuals, groups, or organisations with an interest in the project.	Briefings; letterbox drops, EHQ page, EHQ tools
Private landowners	Media (including social media), library information EHQ page, feedback form
Residents	Media (including social media), library information EHQ page, feedback form
Environment/conservation groups	Email, EHQ page, feedback form
Bushcare groups	Email, EHQ page, feedback form
Register of interest – environment	E-newsletter, EHQ page, feedback form
Neighbourhood Forums & NIRAG	Email, EHQ page, feedback form
Arboriculture Industry – Local service providers	Direct engagement with Consultants, Email, EHQ page, feedback form
Endeavour Energy	Email, EHQ page, feedback form

Copies of the suite of documents were made available at -

- All Council libraries;
- Council’s Customer Service Centre, Ground Floor Administration Building, 41 Burelli Street Wollongong; and
- Council’s website www.our.wollongong.nsw.gov.au

Relevant Divisions within Council were also advised of the exhibition.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2032 – Community Strategic Plan Goals. It specifically delivers on the following:

Community Strategic Plan 2032	
Strategy	
Goal 1: We value and protect our environment.	
1.1	The community is actively involved in the expansion, improvement and preservation of our waterways, green corridors and other natural areas connecting the escarpment to the sea.
1.2	Manage and effectively improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans.
1.3	Increase our resilience to natural disasters and a changing climate to protect life, property and the environment.
Goal 5: We have a healthy community in a liveable city.	
5.2	Urban areas are created and maintained to provide a healthy and safe living environment for our community.
5.4	Provide a variety of quality and accessible public places and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.
5.7	Provide an appropriate range of active and passive open spaces and facilities to cater for traditional and emerging recreational pursuits.
5.12	Plan and deliver an accessible, safe, clean and inviting public domain.

SUSTAINABILITY IMPLICATIONS

The proposed changes will support the efficient delivery of the Urban Greening Strategy key goal to increase canopy cover in our urban areas to support increased community wellbeing and access and transport.

RISK MANAGEMENT

Reputational risk – This customer focussed draft Policy framework aims to ensure consistency in Council’s management of trees across public and private land. The increased opportunity for property owners to self-manage minor tree issues without the need for a permit will support a greater customer response, and broader response mechanisms to tree vandalism which will allow Council officers to support community sentiment for loss of tree canopy.

Risk to members of the public – remains low through effective tree management practices being applied consistently to the urban forest.

Operational risk - reduced through consistent, clear guidelines and procedures for Council officers.

Property and Financial risks - reduced through effective tree management practices applied consistently to the urban forest. The potential impacts from trees on infrastructure are minimised through a right tree right place approach.

FINANCIAL IMPLICATIONS

The changes have been considered within the context of existing operational funding.

If the Policy is adopted, the proposed change to the tree permit system where a resident who chooses not to replant a tree on their property and can pay a fee to plant a tree on public land to compensate loss of tree canopy will be updated for Council consideration as part of the draft fees and charges for 2023-24.

CONCLUSION

A review of the tree management policy framework has been conducted to enhance the delivery of the Urban Greening Strategy and improve customer experience in relation to tree management in Wollongong.

It is recommended that Council resolve to adopt the updated Tree Management Policy and Managing Trees in Wollongong – A customer guide concurrently with the updated Wollongong DCP 2009 Chapters - E17: Preservation and Management of Trees and Vegetation; E18: Native Biodiversity Impact Assessment; B6: Development in the Illawarra Escarpment; and Appendix 4: Definitions.

Council staff will provide a feedback summary to each of the 44 people / groups who made submissions and to the neighbourhood forums.



ADOPTED BY COUNCIL: : [TO BE COMPLETED BY GOVERNANCE]

PURPOSE

The purpose of this policy is to guide Wollongong City Council's ongoing commitment to the planting, protection, and management of the urban forest.

This policy supports Council's tree management goals set out in the Urban Greening Strategy 2017-37 and provides a consistent approach to managing public and privately-owned trees.

POLICY INTENT

The main objectives of this policy are to:

- Increase tree canopy cover in urban areas using effective tree management practices.
- Engage the community to plant, value and protect trees in Wollongong using a customer focussed approach
 - Support greening, environmental and place-making objectives set out in the Urban Greening Strategy 2017-37 and the Our Wollongong Our Future 2032 Community Strategic Plan
 - Establish clear and consistent guidelines for the management of public and privately owned trees, including tree risk management
 - Enable and enforce controls which limit tree canopy loss, consistent with Council's Compliance and Enforcement Policy 2022.
 - Increase community participation in greening activities, reduce the amount of tree vandalism and grow community stewardship of trees on public and private land.
 - Embed a community consultation approach for view management which mitigates the impact on residents and maximises benefits for the community.

WOLLONGONG 2032 OBJECTIVES

Our Wollongong Our Future 2032 outlines the community's main priorities for the future and includes strategies for achieving them. This policy specifically delivers on the following:

Community Strategic Plan	Delivery Program 2022 – 2026
Goal	Actions
Goal 1: We Value and Protect our Environment.	1.1 The community is actively involved in the expansion, improvement and preservation of our waterways, green corridors and other natural areas connecting the escarpment to the sea. 1.2 Manage and effectively improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans. 1.3 Increase our resilience to natural disasters and a changing climate to protect life, property, and the environment.
Goal 5: We have a healthy community in a liveable city.	5.2 Urban areas are created and maintained to provide a healthy and safe living environment for our community. 5.4 Provide a variety of quality and accessible public places and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.

TREE MANAGEMENT

COUNCIL POLICY

	5.7 Provide an appropriate range of active and passive open spaces and facilities to cater for traditional and emerging recreational pursuits.
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POLICY

1. Where does the tree management policy apply?

This Policy applies to trees on public and private land across the Wollongong City Council Local Government Area.

Tree management controls on private land and the issue of Tree Permits through the Tree Permit Procedure are enabled by the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* and provisions in the Wollongong Development Control Plan.

2. Council's tree management approach – minimum intervention, maximum benefits

Trees are a vital ingredient for quality living conditions around our homes, commercial places, and our shared open spaces. Trees provide us with significant benefits (see our [Greening your suburb](#) page) which are most abundant when trees are large and mature. Larger trees provide the most benefits which makes them valuable to us and worthy of careful species selection, location planning and protection. All trees in the Wollongong Local Government Area make up our urban forest and contribute to an enhanced quality of life for the community.

Wollongong has an average canopy cover of 17% in the places where people live. It's easy to see the forested escarpment overlooking our city and think we have enough trees. Most of the benefits trees provide can't be realised at a distance like shade, cooling, air quality and local amenity. It's important to grow tree canopy in the town centres and suburbs to ensure these benefits are realised by everyone.

More than 50% of trees in Wollongong's urban forest are mature and delivering maximum benefits right now. As these trees age and decline the pool of benefits they provide for the community will diminish. To ensure the community realises tree benefits for years to come, these trees will need to be replaced with new tree plantings. This policy requires that trees removed from the urban forest are replaced with one or more trees to retain and grow canopy.

The best trees in the urban forest are often the ones we leave alone but this is rarely appropriate or realistic in the urban setting. Tree management is often about choosing the least-worst option to minimise the impact on the tree and action a specific safety, conflict or nuisance issue for the community. Taking this approach is why we protect trees ~~first and foremost~~ first and exhaust all management options (~~least-worst~~ least worst to worst) before considering tree removal. Tree removal will always be considered as the last resort when no other intervention will deliver an appropriate outcome for the community.

To get the maximum benefit from our trees, they will require some management throughout their lifetimes to ensure trees improve (and not degrade) the places where we live, work and play. The right tree in the right place with the right management inputs at the right time will realise its maximum benefit to the community.

To achieve maximum benefits from our urban forest, management practices described in this policy need to:

- be consistently applied to all trees to ensure a quality urban forest for everyone in Wollongong.
- adhere to best practise established in urban forestry (the discipline of managing all the trees in a defined urban area like a Local Government Area) and arboriculture, technical guidelines, and Australian Standards.
- be applied to the right tree in the right place - recognising that the wrong tree in the wrong place can create unreasonable problems, conflict, and risk.
- be the minimum intervention required to mitigate a conflict, nuisance or risk and minimise any negative impact on the tree over time

TREE MANAGEMENT

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- be delivered within timeframes which consider the level of risk to people and substantial property and by suitably qualified Council staff
- provide means for the community to carry out some routine tree maintenance on private property of the sort which keeps trees and infrastructure in good condition.
- satisfy the greening expectations and aspirations of the Wollongong community and encourages people to plant trees.

To ensure the urban forest continues to grow and provide benefits to the community, trees within it require protection. Preventing loss of larger canopy trees is addressed through the Tree Permit process and Council tree maintenance programs.

Council is committed to protecting trees on public and private land using multiple approaches, including but not limited to, community engagement programs and compliance and enforcement measures.

3. Policy Statement

- **Tree Pruning and Removal**

For the purposes of this policy, a prescribed tree is defined **on privately-owned land** as follows:

- 5 metres in height or greater; ~~and~~/or
- Trunk diameter of 30cm or greater (measured at ground level).

This section should be read in conjunction with Chapter E17: Management of Trees and Vegetation of the Wollongong Development Control Plan 2009.

Two processes have been established to deal with the assessment and approval for tree pruning/removal on **private land**:

- Tree Management Permit (generally for individual/small scale tree removal and pruning in urban areas).
- Development consent via either Complying Development or Development application (for the removal or pruning of trees on a site that is subject of a proposed development). Refer to Chapter E17: Management of Trees and Vegetation of the Wollongong Development Control Plan 2009.

One process applies on **public land** for tree pruning/removal:

- a Tree Assessment (VTA) is the minimum assessment undertaken by qualified Arborist to determine management actions including pruning or removal of trees.

All trees removed on public land are listed on Council's website and detail the reason for removal.

- **Reasons for tree removal**

The reasons for the removal of trees must meet one of the following criteria:

Land to which criteria applies:	Reason:
Public and Private Land	Emergency tree works
Public and Private Land	Mitigate a risk to people or substantial property
Public and Private Land	Dead or dying tree
Public and Private Land	Unavoidable conflict between the tree and infrastructure
Public Land Only	Asset renewal program
Private Land Only	Exempt tree species
Public and Private Land	Unsuitable species in location

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A Tree Permit is generally required to remove a tree on private land and the property owner should check before commencing any works on the tree.

Public trees are assessed by qualified Arborists via our customer request process.

- **Non-Actionable reasons for tree removal**

Functions which are part of the normal biological cycle of trees are not actionable reasons for tree removal. These include shedding of leaves, bark, flowers, fruit, foraging insects, birds, bats, and small sticks.

Overhanging limbs and other nuisance issues will be assessed through the Tree Permit process on private property or the Customer Request process if the tree is on public land.

The pruning or removal of trees on private property to improve or create private views will not be approved. The management of public views is assessed and actioned on a site-specific basis.

Unsubstantiated claims about conflicts with infrastructure will be followed up with requests for evidence. The onus is on the property owner to demonstrate (by providing evidence) that a public tree is causing damage to substantial private property. Property owners are also expected to provide evidence to support claims about substantial property being negatively impacted by a privately owned tree.

- **Tree Risk Management**

Council manages trees to minimise the risk to our community. Council's tree assessment process uses the internationally recognised tree risk assessment framework – Visual Tree Assessment (Mattheck and Breloar, (1994)). Tree management actions are informed by evidence-based decision making and determined by expert arborists. Council's arborists have the experience and qualifications to perform the required tree inspection or risk assessment to accepted industry standards and best practise.

Council will manage trees to achieve a level of risk that is As Low As Reasonably Practicable (ALARP). Council will maintain electronic records of evidence collected and management actions which relate to risk management of trees.

Risks are identified, prioritised, and actioned in consideration of Council's risk management framework and available operational resources.

- **Tree Maintenance**

Trees require maintenance throughout their lifetime so that people will realise the benefits trees provide and to maximise trees useful life expectancy. Council maintains public trees to ensure they deliver the maximum benefit to the community throughout their lifetime.

Council will continue to record tree attributes in the electronic tree inventory, prioritise tree works using a risk-management approach and implement a proactive tree maintenance program across the city.

Council will not consent to tree pruning for the sole purpose of improving solar access.

The community is encouraged to do some limited tree maintenance on private property (Trees on your property - customer guide) to maintain tree canopy in the urban forest. Council supports the use of qualified arborists to maintain trees on private property.

- **Tree Replacement**

Council's Urban Greening Strategy and Climate Change Adaptation/Mitigation Plans are drivers behind Council programs which are realising thousands of new trees being planted and established in our urban forest. A sustained tree planting effort over years, timely maintenance and ongoing protection will ensure that trees provide benefits for us that will increase significantly as they grow and mature.

Employing tree management practices that are proactive ensures the longest possible yield of benefits (Useful Tree Life). Trees selected for planting should be the largest tree species which are compatible with the growing space and surrounding infrastructure.

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Tree replacement for trees removed on private land is mandatory and consistent with the replacement practice on public land. As part of the tree permit process, customers will receive a voucher for a replacement tree from Council's Greenplan Nursery. In circumstances where a tree can't be replaced on privately-owned property, An additional fee is payable as part of the tree permit application and will be used to fund tree planting on public land where the tree can be maintained throughout its life by Council.

- **Tree Planting**

Tree planting is a continuous process to ensure an even distribution of tree age over time, which will deliver a resilient urban forest and build canopy cover towards the 35% target by 2046. Council will work to a minimum 2 x new trees for every 1x tree removed on public land and will develop tree planting programs that work toward increasing this ratio to the desired 8 x new trees for every 1 x tree removed.

Species selections are made following the right tree / right place principle and we aim to use a majority species palette of Australian Native and Local Native species to create forest connectivity and biodiversity outcomes. Council will also continue to plant exotic species in certain situations that meet the right tree / right place approach and contribute to species diversification creating a more resilient Urban Forest.

Council planting programs are designed to grow canopy and provide the maximum benefits to the community. Objectives of tree planting include optimising canopy cover, activating spaces, increasing active transport, providing shade / heat mitigation, and increasing public amenity.

Council will assess the broader community benefit of tree planting programs against the impacts tree planting may have on views. Tree planting in public spaces provides shade benefit to many, and whilst effort will be made to reduce any impact on private views through a view assessment process, Council's focus is delivering tree canopy to benefit the wider community.

The communities need for trees and the benefits they provide will be given the primary consideration, with a risk-based approach to view management ensuring that private property owners are duly considered.

- **Trees on public land and Views**

Council has developed a risk-based approach to view management. A View Assessment will determine the impacts on views from public tree planting projects.

Council will determine the community benefit that tree planting in public reserves will provide to the broader community and assess this against the potential impact tree planting will have on surrounding views.

Impacts on views will be determined using a digital-twin model of the location and surrounding properties. The digital-twin environment will enable investigation of the impacts of planting trees based on the proposed landscape plan.

The view assessment will determine the impact of tree planting and their predicted size at time of planting (0 years), after 10 years of growth (10 years) and at their mature size (40 years).

Using these model trees, sightlines from 3D models of surrounding residential properties will be investigated to determine the immediate, mid, and long-term impact on surrounding views.

If the impact of the proposed tree planting is severe, the impact can be reduced using controls including:

- Changing the spacing of the trees.
- Changing the number of trees.
- Substituting tree species.
- Changing the position of trees.

Using this assessment process, Council can determine the best layout for the tree planting which delivers benefits to the community and minimises view impact on surrounding properties.

Once the planting plan has been developed, Council will consult with the community as per the existing notification and consultation processes.

This process will only apply to tree planting proposal on public land.

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• **Trees and Powerlines**

Council owns trees on public land and consent is required to work on a Council tree.

Electricity Network Providers operate under the Electricity Supply Act 1995 and do not require Council consent to prune Council trees or remove trees presenting a hazardous threat to the power network.

Utility Energy Providers provide public notification of upcoming planned maintenance pruning and publish pruning standards and clearance zones around powerlines – separate to this policy.

Council will continue to plant new trees within the network using the right tree / right place methodology and a risk-based approach. A small tree guide has been developed for this purpose to ensure species do not grow into the powerline clearance zone, while smaller trees deliver less benefits, they will still provide greening benefits for the community.

Council will continue to work with the Electricity Network Provider to improve the management of trees within the power network including pruning practices. Where possible, Council's preference is to ask Electricity Network Provider to relocate infrastructure away from trees, or to undertake Aerial Bundled Cabling, the process where powerlines are bundled into a single line and insulated the result is a significantly reduced powerline clearance zone for tree pruning.

• **Tree and Vegetation Vandalism**

Council will respond firmly to unlawful acts of tree vandalism.

Council recognises:

- the value of trees for our community now and into the future.
- Acts of tree vandalism rob the community of benefits both immediate and unrealised.

Council has response procedures in place to address tree vandalism proactively and reactively. Council will use a range of methods to prevent, minimise and discourage vandalism to public trees.

In high profile foreshore parks and reserves, new trees will also have discreet signage placed onto tree guards that highlight how Council will respond to act of vandalism.

Incident Impact	Response process	Additional measures
Low	Education, Warning, Formal Caution or Issue a fine.	Proactive signage about the value of trees, replacement of damaged trees, Respond to customer request with the outcome.
Medium	Issue notice of intent to serve an order, Voluntary undertaking to remedy the damage (including replacement planting), Issue a fine.	Proactive signage about the value of trees, Limited community engagement and Community Response signage, Respond to customer request with the outcome.
High	Commence legal proceedings for court action, Issue a fine.	Councillor and community consultation, Media and social media campaigns, tree stencil installs, shipping container installs - where vandalism is view-driven, Community response signage.

Warnings, cautions, the installation of CCTV and educational responses will be delivered at Council's discretion depending on circumstances surrounding the incident.

Council will pursue enforcement actions consistent with the *Compliance and Enforcement Policy 2022*.

TREE MANAGEMENT

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Where sufficient evidence is available, council will consider legal options from the issuing Penalty Infringement Notices up to prosecution in the Land & Environment Court depending on the significance of the damage caused by act of vandalism

- **Vegetation Management in Natural Environments**

Management of vegetation in natural environments will often require additional protections and permissions for tree management activities – including a Tree Permit, always check with Council prior to undertaking any work in natural areas.

4. Policy framework

The Tree Management Council Policy is consistent with Council's Corporate Policy Framework.

~~Figure 1 shows the relationship between the Tree Management Council Policy, relevant Planning instruments and key documents.~~

LEGISLATIVE REQUIREMENTS

The following regulatory instruments are relevant to this Policy:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *Wollongong Local Environment Plan 2009*
- *Wollongong Development Control – Chapter E17 Vegetation, Chapter E18 Biodiversity*
- *Compliance and Enforcement Policy 2022*
- *Local Government Act 1993*
- *Environmental Planning and Assessment Act 1979*
- *Biodiversity Conservation Act 2016*
- *Environmental Protection and Biodiversity Conservation Act 1999 (Commonwealth)*
- *Biosecurity Act 2015*
- *Fisheries Management Act 1994*
- *Crown Land Management Act 2016*
- *State Emergency and Rescue Management Act 1989*
- *National Parks and Wildlife Act 1974*
- *Heritage Act 1977*
- *Rural Fires Act 1997*
- *Roads Act 1993*
- *Electricity Supply Act 1995*
- *Civil Liability Act 2002*
- *10/50 Vegetation Clearing Code of Practice for New South Wales*
- *Coastal Management Act 2016*
- *State Environmental Planning Policy (Resilience and Hazards) 2021 (Chapter 2: Coastal Management)*

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REVIEW

This Policy will be reviewed every two years from the date of each adoption of the policy, or more frequently as required.

REPORTING

No external reporting is required under this policy.

ROLES AND RESPONSIBILITIES

Manager Open Space and Environmental Services is responsible for reviewing and updating the Policy.

Parks and Open Spaces Manager is responsible for:

- Overseeing ~~tree~~ planting, ~~tree~~ assessments, and maintenance of the urban forest-
- Maintaining the tree inventory-
- Responding to requests from the community-

Environment and Conservation Manager is responsible for overseeing the assessment and administration of the tree permits and tree replacements on private land.

Manager Regulation & Enforcement is responsible for determining the appropriate compliance action.

REFERENCES

[Matheck, C., & Breloer, H. \(1994\). Field Guide For Visual Tree Assessment \(VTA\). Arboricultural Journal, 18, 1-23.](#)

RELATED PROCEDURES

- Managing Trees in Wollongong – A Customer Guide
- Public Tree Management Procedure
- Tree Permit Procedure
- Tree Assessment Procedure
- Tree Replacement Procedure
- Tree Vandalism Procedure
- View Assessment Procedure

APPROVAL AND REVIEW	
Responsible Division	Open Space and Environmental Services (Infrastructure + Works)
Date adopted by Council	
Date/s of previous adoptions	
Date of next review	



Managing Trees in Wollongong

A Customer Guide

Acknowledgement of Country



We acknowledge the Traditional Custodians of the land on which our city is built, Dharawal Country. We recognise and appreciate their deep connection to this land, waters and the greater community.

We pay respect to Elders past, present and those emerging and extend our respect to all Aboriginal and Torres Strait Islander people who call this city home.

We recognise Aboriginal and Torres Strait Islander people as the first people to live in the area. We respect their living cultures and recognise the positive contribution their voices, traditions and histories make to the city.

Photo: Aunty Sharryalyn Robinson at Bulli Park. Photographer Tad Souden.



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What is this document about?

- Trees in Wollongong are controlled under Council's Tree Management Policy.
- This document talks about two types of land: 'public land' and 'private land'. Public land is called Council land.
- We want to improve the way trees are looked after in Wollongong.
- We want to make it easier for residents to look after trees on their property.
- We want to help more trees get planted across Wollongong and protect the healthy trees we have.
- We want to hear what you think of the changes in these documents.
- You can tell us your thoughts online at:
[our.wollongong.nsw.gov.au](https://www.our.wollongong.nsw.gov.au)

Get help

Ask a friend, family or support person to help you read this, or contact Council. You can find links to online information at the end of this document.

Customer requests

If you have a question or concern about trees, you can send us a Customer Request. You can do this by calling our Customer Service team on (02) 4277 7111, or by filling out a [Customer Request](#) online.

Contact Council

Phone	(02) 4227 7111
Email	council@wollongong.nsw.gov.au
Address	41 Burelli Street, Wollongong
Website	wollongong.nsw.gov.au



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Tree work

Do you need permission?



Did you know you need permission to cut, trim or remove most trees? Even on your own property.

Before you cut or remove a tree you will need to:

- find out who owns the tree
- check what is needed to be done and how
- check if you need permission before you do anything

Check out the 7 Step checklist below to understand your situation.

7-step checklist

I want to prune tree branches or remove a tree

<p>1 Are there any Heritage or Environmental or other agency restraints on the tree? (eg. Local Land Services, NSW Rural Fire Service) <i>Learn more on page 19.</i></p>	<p>✓ Yes Please contact Council.</p>	<p>✗ No ↓ Go to the next step.</p>
<p>2 Is the tree pruning or removal required as part of a Development Consent? <i>Learn more on page 19.</i></p>	<p>✓ Yes Contact Council. Conditions for the pruning will be considered as part of the development consent.</p>	<p>✗ No ↓ Go to the next step</p>

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<p>3 Is the tree located on your property or your neighbour's property?</p> <p><i>Learn more on page 18.</i></p>	<p>✓ Yes</p> <p>⇓ Go to the next step.</p>	<p>✗ No</p> <p>The tree is on Council or other land.</p> <p>Please lodge a Council Customer Request or call us.</p>
<p>4 Is the tree species the same as a species listed on the Exempt list?</p> <p><i>Learn more on page 19.</i></p>	<p>✓ Yes</p> <p>If the tree is on your property and is a species listed on the exempt list you have permission to remove it.</p> <p>If the tree is on your neighbour's property, please see page 18 on Trees and Neighbours.</p>	<p>✗ No</p> <p>⇓ Go to the next step.</p>
<p>5 Is the tree more than 5 metres in height and/or 30 centimetres in diameter measured at ground level?</p> <p><i>Learn more on page 20.</i></p>	<p>✓ Yes</p> <p>⇓ Go to the next step.</p>	<p>✗ No</p> <p>You can prune branches or remove the tree without consent.</p> <p>Contact Council if you are not sure.</p>
<p>6 Is the tree a palm?</p> <p><i>Learn more on page 21.</i></p>	<p>✓ Yes</p> <p>You may remove dead fronds/leaves and flower spikes/fruit only. We recommend you use a qualified arborist.</p> <p>You will need a tree permit to cut live fronds/leaves.</p>	<p>✗ No</p> <p>⇓ Go to the next step</p>

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7 Pruning:

✓ Yes

✗ No

Do you want to prune branches that are more than 10cm in diameter where they meet the trunk?

You will need to apply for a Tree Permit from Council to request permission to prune or remove your tree.

If the branches on your tree are less than 10 centimetres in diameter where they meet the trunk, you have permission to prune the tree without applying for a Tree Permit.

Removal:

Do you want to remove the tree?

We recommend you use a qualified arborist to carry out this work.

Learn more on page 20.

If you are unsure about any of the questions or advice in this guide, please contact our **Customer Service Team on (02) 4227 7111** or visit wollongong.nsw.gov.au.

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Why trees are important for everyone

Did you know, suburbs of Wollongong have some of the lowest tree canopy cover in all of NSW?

The average canopy cover in Wollongong is 17%. Our goal is to increase this to be closer to 35%.

Trees are important for our outdoor spaces and for creating a healthy place for everyone to live in. Trees help to make great places, improve mental health, and increase the number of people being active. This includes riding bikes, walking, running, and playing sport. It can also mean people use cars, busses, and trains less often. Planting more trees and better trees means our city is better for everyone.

The loss of fully grown trees has a big impact on the health of our suburbs. This is because trees take a long time to grow to a size where they can provide the most benefits. We have controls in place to limit the loss of good trees.

More than 50% of trees in Wollongong's urban forest are mature and delivering benefits right now. As these trees age and decline, benefits for the community will decrease. To ensure benefits are provided to the community for years to come, these trees will need to be replaced over time with new trees.

This is why trees around Wollongong need permission from Council or another agency before they are cut or removed.

We need more trees in the right places

Council is working hard to plant more trees and grow tree canopy in Wollongong's suburbs. We call this our urban forest.

It's not easy for everyone to make sure the right tree is chosen for the right place and planted at the right time. That's why we're working with our community to get the right trees in the ground, year after year.

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How can I get involved?



Everyone has a role to play in creating a more liveable future.

There are lots of ways you can help in greening our city, especially on your own property.

Learn more about [greening your suburb](#) on our website.



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Protecting Trees



We protect all trees growing in Wollongong to ensure the community gets all the benefits trees provide. Trees over 5 metres in height or 30cm diameter at the ground are protected. Trees give us shade, make us feel better and help us be more active in our outdoor spaces.

Trees growing on Council land are maintained by Council. You are not allowed to cut, trim or remove a Council owned tree.

If you think a tree in a public space needs to be checked or trimmed, please lodge a customer request or call (02) 4227 7111.

If the tree is on your property, you will need to check if you need permission to cut, trim or remove it (see page 18 under the 'Managing Trees' section).

Vandalism (including tree work without permission)



Making changes to a tree without permission on your property, on your neighbour's property, or on Council land is vandalism.

This includes removing large branches (lopping), intentional destruction, lighting fires, poisoning and ringbarking.

All these actions are:

- **Illegal.** Fines apply and high-impact acts of vandalism may be prosecuted in a court of law.
- **Costly.** They reduce Council's ability to provide other services and grow the urban forest.
- **Shameful.** They rob the whole community of the benefits trees provide – now and into the future.

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Report it

Trees are for the benefit of the whole community and the planet. This is why we're calling on the community to help us protect trees.

If you've seen something, report it to Council on (02) 4277 7111 or the Police on 131 444.

You can tell us about tree pruning, tree removal or vegetation clearing you think might not have been approved. We can't issue fines without supporting evidence, so make sure you provide as much proof as you can.

What will Council do about tree vandalism?

We want to work with our community to reduce the amount of vandalism.

Prevention

We will speak with you about tree planting projects, involve you in projects where possible, use signs to show important information, and protect young trees through good design. We'll use closed-circuit television cameras (CCTV) as appropriate. We won't use rewards because research shows these haven't been very effective for other Councils.

Instead, we're working with the community to value our trees and to help us protect trees. We do this by using different ways to learn about why trees are important, and to respond to vandalism in the right way as a community when it does happen.

Investigation

We will investigate every report of vandalism using the information provided to us. We will contact you if there is not enough proof for us to be able to issue a fine, warning or other measure. This will all be done through a Customer Request.



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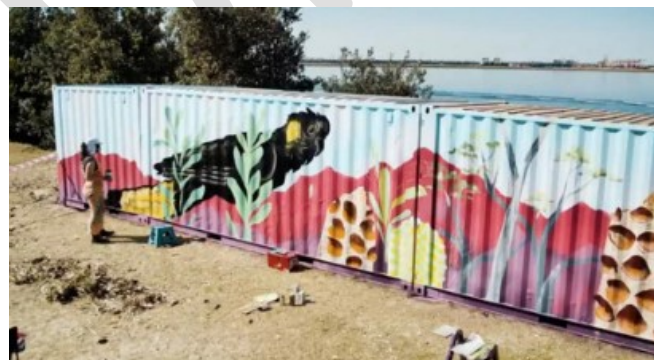


If there is enough evidence, we will issue fines. For high-impact vandalism, we will take the matter to court to seek a prosecution. We will do this as part of our Compliance and Enforcement Policy 2022.

Response

Where tree vandalism sadly does happen, we will look at all the options and decide on the best response.

On Council land this could include: installing large signs or shipping containers (for view related vandalism), creating community feedback signage (using artwork and messages like in Belmore Basin and Towradgi), or tree stencilling to show a tree that has been poisoned.



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Development

We protect trees during development on Council land. Tree protection on private land is managed through the Tree Permit or Development Application process (where trees are associated with a proposed development).

The **Australian Standard AS4970-2009 Protection of Trees on Development Sites** guides us when we make plans to build something. This makes sure we look after our existing canopy trees during the construction of new things.

This means we check the trees on a development site before construction. We also put plans in place to protect these trees.

Sometimes a tree won't survive in a new development. When this happens, we will plant replacement trees on the site to make sure we still have tree canopy. We make every effort to protect existing trees. This means trees will only be removed as a last resort.

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Planting trees

Every tree planted helps to create a better future.

I want to plant a tree on my property

Great!

Did you know 75% of all land in Wollongong is private property? This is why we need your help in greening our suburbs by planting more trees on your property.

Choosing the right tree for your property is an important decision. The right type of tree in the right place can add value to your property and increase your wellbeing.

We can help you make this decision so you can get the most out of your new tree. We have plenty of resources to help guide your tree planting adventure.

- Greening your suburb and home
- Adopt a tree
- Advice and assistance
- Wollongong Botanic Garden's Greenplan Plant Sales
- Growing Illawarra Natives - plant finder and articles

Visit our website to find out more about [greening your suburb](#).

If you can't find what you are looking for, please get in touch with us on (02) 4227 7111.





I want to plant a tree in front of my property

You can ask us to plant a tree in the area in front of your home, which is Council land. We call this the verge. We will get in touch with you to discuss which tree species is best for your location.

>> [Request a free street tree online](#), or call us on (02) 4227 7111.

You can also plant smaller plants (up to 700mm high) without approval as part of your Verge Garden. Just follow the guidelines.

>> [Verge Garden Guidelines](#)

I want to see more trees planted in public spaces

You can ask us to plant a tree in a public space, such as a park.

>> [Submit a customer request](#), or call us on (02) 4227 7111.

If you prefer to get hands on, why not join a local group like Bushcare, Dunecare, Friends of Wollongong Botanic Garden, a community garden, Landcare or other environmental group.

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Managing trees

Our role is to manage trees in our suburbs so the community can enjoy all the benefits trees provide.

What to do in an emergency



If a tree on your property has become dangerous to people or substantial property, you can make it safe without permission. First, make sure you understand what you can and can't do with a dangerous tree on this [Trees on Your Property](#) page. In an emergency, contact SES on 132 500 for assistance.

You will need to take photos of the tree before the emergency works and keep them as a record. This will be required to prevent receiving a fine due to your actions.

If you notice a tree in a public space that could cause an immediate risk, please contact customer service on (02) 4227 7111.

Risk management



We work within a risk management framework. This guides the way we make decisions about trees which might cause danger.

We use internationally recognised procedures for doing risk assessments on trees. Qualified arborists inspect trees and carry out tree work.

We are guided by standards so that all our tree reports and assessments are consistent and technically accurate.

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Bushfire risk

Council uses a Bushfire Risk Management Plan (BFRMP) to reduce the risk that bushfires may have on the community.

Tree work is carried out for bush fire management or fire reduction. Before this happens, we will do an environmental assessment. Based on this assessment Council works in bushfire prone areas to prune or remove hazardous trees identified by the Rural Fire Service (RFS).

Find out about [preparing for Bushfires](#) in Wollongong.

On private property owners should seek further information from RFS about preparing for Bushfires.



Regular maintenance

We're constantly collecting information about our trees in our city. We keep this in our electronic tree inventory.

We use this information to make a plan and schedule for maintaining trees, helping us plan for the future.

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I want to prune or remove a tree

Before you cut or remove a tree, there are a few things you need to check. You may need permission first.

Who does the tree belong to?

Different rules apply depending on where the tree is growing.

It's my tree



- ✓ the tree is growing within the boundary of your property.
- ✓ the tree is on the shared boundary of your property and someone else's AND most of the trunk at ground level is on *your* property.

It's my neighbour's tree

- ✓ the tree is growing within the boundary of their property.
- ✓ the tree is on the shared boundary of your property and theirs AND most of the trunk at ground level is on *their* property.

Find out what you can do with a [neighbour's tree](#).

It belongs to Council



Trees which are growing on Council land are maintained by Council. You are not allowed to cut, trim or remove a Council owned tree. If you feel that a tree needs an inspection or some trimming, please lodge a customer request or call (02) 4227 7111.



I don't know who the tree belongs to, or if I need permission

If you don't know who owns the tree, or if you need permission, please contact Customer Service on (02) 4227 7111.

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Is the tree protected for heritage or environmental reasons?

Heritage protection or environmental laws may apply to the tree depending on its location. If so, this may override any existing Council permissions for your tree.

You can check your property status using Council's [Interactive Maps \(Intramaps\)](#) or contact Customer Service on (02) 4227 7111.

Is the tree part of a proposed development?

Are you planning to build on your property - a house, house extension, garage, swimming pool or granny flat?

✓ Yes

You can get permission to cut, trim or remove your tree as part of a Development Application.

If you have questions, call us on (02) 4227 7111.

✗ No

Check if the tree meets any of the criteria below.

Is the tree on the exempt tree list?

✓ Yes

You can cut, trim or remove trees on your property if they are on this [Exempt Trees List](#). In some situations, these rules may not apply.

✗ No

Check if the tree meets any of the following criteria.



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Is the tree taller than 5 metres or thicker than 30 centimetres at the ground?

✓ Yes

You will need to [apply for a Tree Permit](#) if you plan to remove the tree. If you wish to cut or trim your tree, please see the following section.

✗ No

You do not need permission to cut, trim or remove your tree.

What type of tree is it?

Tree

What you can do depends on how thick the branches you'd like to cut are.

Are the branches more than 10cm thick where they meet the tree trunk?

✓ Yes

You need Council permission to cut or trim those branches. [Apply for a Tree Permit](#) to cut these branches.

✗ No

You don't need permission. You can organise to cut or trim these branches using a [qualified arborist](#).





Palm Tree

What you can do depends on what parts you want to remove.

Are you cutting live fronds or removing a live palm?

✓ Yes

Cutting live fronds can have a negative impact on palm health. [Apply for a Tree Permit](#) to cut live fronds or to remove a live palm.

× No

If you want to remove dead fronds, flower spikes or fruit, you don't need permission. You can organise to do this using a [qualified arborist](#).



Hedge

What you can do depends on the size of the hedge.

Has the tree been trimmed as a hedge from the time planted and kept at under 5 meters?

✓ Yes

You don't need permission. You can organise to cut or trim these branches yourself, or use a [qualified arborist](#). You can keep the hedge below 5m in height.

× No

You need Council permission to cut or trim those branches. [Apply for a Tree Permit](#) to cut these branches.

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I have a question about a Tree Permit

Want to check where your application is up to, ask a question before you apply, or see if permission has been given for tree work?

Use our [online form](#) to ask a question, or call us on (02) 4227 7111.

You can also visit our [Tree Permit FAQs](#) page for answers to some common questions about pruning or removing trees.

I don't agree with Council's decision about my tree

You can ask for a review, by submitting an '[Application for Review of Tree Management Permit Determination Form](#)' to us within three (3) months from the date of issue on the original determination letter. Fees apply.

Any review needs to be supported by documents from an appropriately qualified consultant such as an Arborist and/or Structural Engineer, depending on the reasons for your request. You will also need to include any additional reasons to support your request.

You can also appeal to the Land and Environment Court within three (3) months of Council's refusal. Contact the Land and Environment Court for information on how to do this.

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Trees and views

Wollongong stretches along the coast and many suburbs have views of the ocean or escarpment. Trees are part of the view, and we will make sure we are increasing tree canopy in our parks to ensure the community gets all the benefits trees provide.

We understand that growing our urban forest may have some impact on views from time to time. However, this minor impact is far outweighed by the benefits the right trees provide when planted in the right place.

We will plant trees in parks based on evidence. To decide if there is a need for trees by the community, we will assess the broader benefit of trees to the community and consider this against any potential impact on surrounding views. Meeting the needs of the wider community is always the most important outcome.

Existing views at public locations (like lookouts on the escarpment) will still be maintained to make sure the public benefit provided at those sites continues.

Views from private property

Council won't prune or remove good trees to create or improve views from private property.

Seeing trees from your home can improve your quality of life and mental health. It is also proven that homes in leafy suburbs have higher property values. Having good quality parkland means more people can enjoy the great outdoors more often.

If you've asked us to plant a tree in front of your house, we will contact you and discuss the best options.

We will let you know if we plan to plant trees in your local park that might impact on an existing view. We will undertake a View Assessment Procedure to reduce the impact new tree planting might have on a view.



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View Assessment Procedure

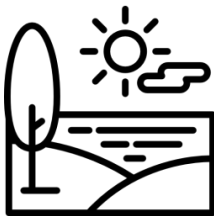
We've developed a new View Assessment Procedure to manage the risk of planting a tree in a spot which might impact existing views.

If we are planting trees in parks or outdoor spaces where a view might be impacted, we will use this new procedure to see what the impact will be.

If the impact is high, we will reduce the impact by changing the design of the planting. This could be by choosing a different type of tree, changing the space between trees, or not planting trees in some positions.

To see what this could look like, read the example provided in Appendix A.

Vegetation and views



The plant life in our natural environments provides many benefits. This includes playing an important ecological role, as well as adding to our urban forest canopy. State and Federal Governments have put laws in place to protect trees growing in natural environments.

Some trees in natural environments grow in environmental protection zones. These have the highest possible level of environmental protection there is and includes the Australian Government's Biodiversity Laws. That means Council must protect those trees no matter what reasons people might have for wanting to remove or prune them – including improving or creating a view.

Areas where public views provide a benefit will be identified, monitored and managed by Council where environmental protections allow.

Find out more information about managing natural environments like [Lake Illawarra](#).

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Powerlines and other utilities

Council is the legal owner of trees on public land. That means Council permission (consent) is required to prune or remove these trees. When overhead powerlines or other utilities are involved, things are a bit different.

Above the ground

We are working with our local Electricity Network Provider to improve how trees are pruned around the power network.

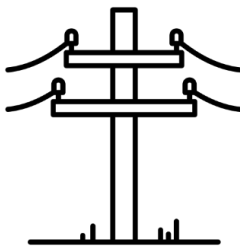
Under the Electricity Supply Act 1995, these providers are allowed to cut trees to keep a safe space between tree branches and powerlines. This means they don't need permission from Council to prune those trees.

We will work with the electricity provider to move infrastructure away from trees where we can. This might mean we try to have the power cables bundled away from trees or find other ways of separating trees from the power network.

Trees still have an important place around the power network. All new trees we plant near powerlines are smaller so we can still have canopy cover, but with less maintenance.

On private land the property owner is responsible for maintaining clearances around service wires.

Find out more on the [Endeavour Energy](#) website.





Below the ground

Before we plant new trees, we check for underground pipes and drains. We won't plant trees where roots may cause harm.

Across the city there are some trees that were planted over underground services in the past. We will make every effort to protect these trees when minor repair works are needed. Sometimes a tree will need to be removed to fix a pipe or gas main. Council needs to be contacted by the utility provider to get permission before they do this. Any tree that needs to be removed will be replaced by two (2) suitable trees nearby.

Solar Panels and pruning

Trees are an important part of public infrastructure. We won't approve requests to prune a Council tree to improve solar efficiency.

Removing trees



Trees provide lots of benefits for people, wildlife and our planet. The number of trees in Wollongong has been declining for years and many of our trees are reaching the end of their life. This is why we protect trees and will only remove them if there is a good reason.

A tree losing its leaves, bark, flowers or fruit isn't a reason to remove them. This is normal for trees and the benefits we get from trees far outweigh these inconveniences.

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When can a tree be removed?

For a tree to be removed, it must meet one of the reasons below:



Reasons for removing trees		
Reason	Council land	Private land
To make the tree safe in an emergency	✓	✓
To reduce risk to people or substantial property	✓	✓
The tree is dead or dying	✓	✓
The tree is on the exempt tree list		✓
There is unavoidable conflict with infrastructure	✓	✓
The tree is not suitable for the location	✓	✓
The tree is part of an asset renewal program	✓	

For a tree to be removed, we must see evidence that shows how it meets one or more of these reasons. This is so we manage trees consistently and deliver a service that's fair for everyone.

Find out more about each of these reasons on the following pages.

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It's an emergency

Sometimes bad weather can damage good trees.

Emergency tree work can only be done on the part of the tree that is causing a risk. For example, the whole tree can't be removed if only one branch is causing a problem.

Find out more about [dangerous trees](#) on our website.

If you notice a tree that could cause an immediate risk, please contact customer service on (02) 4227 7111.



To reduce risk to people and substantial property

Council may give permission to remove a tree if it is a risk to people and substantial property. The tree would need to have major breaks or damage to the tree which can't be stopped by pruning or other ways.

A Council arborist will inspect the tree to determine if there is a defect in the tree.

For trees on Council land, if there is a defect, Council will work to fix the defect. If it can't be fixed, dangerous parts of the tree will be removed. Sometimes if the defect is in the roots or the trunk, we may need to remove the whole tree.



The tree is dead or dying

Permission may be given to remove a tree if it is already dead, or it is declining and can't be saved.

The tree is on the exempt tree list

You can remove trees on your property if they are on this [Exempt Trees List](#).

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Unavoidable conflict with infrastructure

Permission may be given to remove a tree if these two things can be proven:

- the tree and the surrounding infrastructure are going to cause problems; AND
- the infrastructure can't be fixed, changed or moved to save the tree.

The tree is not suitable for the location

A Council arborist will check the tree to see if it is in an unsuitable location. If the tree will always be a risk or problem where it is growing, we may give permission to remove it.

Another tree species may be suitable in the same spot.

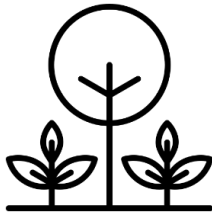
The tree is part of an asset renewal program

We manage trees on Council land in a similar way to other Council assets, like machinery, vehicles and footpaths.

Once a tree has reached the end of its useful life, it will be scheduled to be replaced.

As we deliver the Urban Greening Strategy we look for opportunities to align the lifespan of the tree with the lifespan of built assets, like a shared-cycleway. It makes sense to replace both assets at the same time in the future. This will reduce costs and minimise the impacts on the trees over time.

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Replacing trees

We replace trees to ensure the number of trees in Wollongong grows, instead of declines over time.

We are working on planting even more trees in public spaces and areas that have a high need for trees.

We encourage you to plant additional trees on your property if you can.

Replacing trees on private property

When we give permission for a tree to be removed, a Tree Permit will be provided. All these permits will have a condition included that says you must plant a replacement tree.

This can be on your own private property, or on public land.

If you have obtained a valid Tree Permit from Council to remove a tree, you can present your permit at the Wollongong Botanic Garden Greenplan Nursery on a Plant Sale Day to receive one (1) tree to plant on your property.

If you live in a low tree canopy (high need) area you can collect two (2) trees, if you have room for them on your property.

We call suburbs with less than 17% of the land covered by tree canopy 'high need'. You can see the list of suburbs in Appendix B.

Our helpful staff at Greenplan Nursery can provide you with advice about what tree and where to place it on your property.

Find out more about the [Greenplan Nursery Plant Sales](#).



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What if there is no space on your property?

If you can't plant a replacement tree on your property as part of your Tree Permit, you can now choose to contribute to planting a tree on public land instead. We will plant and maintain a tree for you on public land, like a local park.

An additional fee will be charged to fund the purchase of a suitable semi-mature tree to be planted on public land.

Replacing trees on public land

For trees that need to be removed from public land, we plant the replacement trees in the same street or park where we can.

Our arborists (tree experts) try to select local native trees that will grow well in the area, or other trees species suited to site-specific constraints.

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Appendix A: Example view assessment approach

The current situation

A park in Wollongong needs more trees to better meet the needs of the growing number of users and visitors.

There's a shared walk/cycle path that is in the hot sun all year. The park is near the beach so lots of people picnic there and there's not much shade. This makes it uncomfortable for people to stay very long.

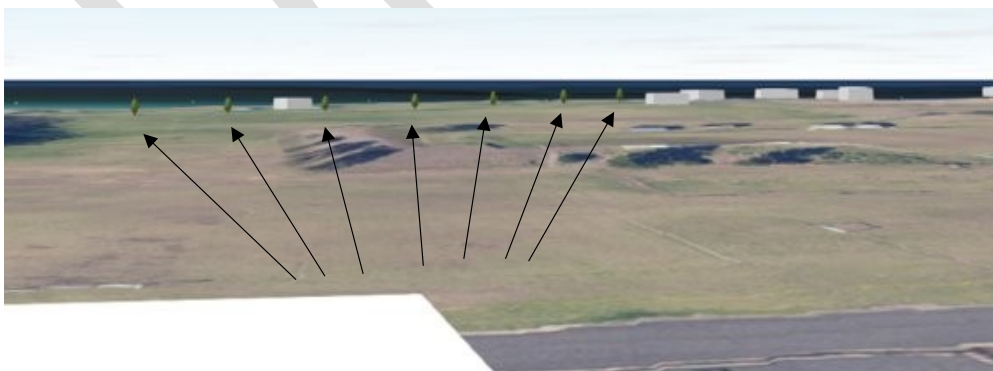
What could change

Council sees value for the community in planting some Norfolk Island Pine trees along the pathway. These trees grow well along the coast in Wollongong and have local cultural importance.

Local residents are contacted about the plan. They realise there might be some impact on water views.

How we would use the View Assessment Procedure

Council shows the affected residents how big the tree species will be when they are planted (0 years) and what that impact looks like using images.

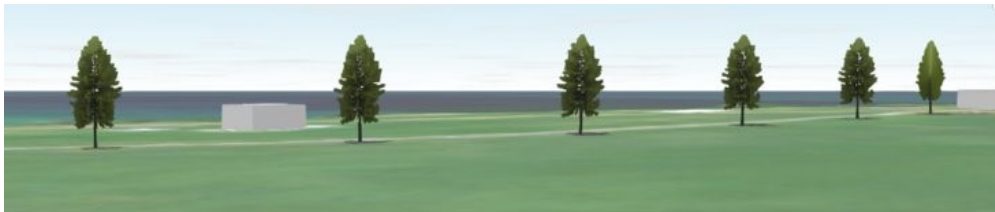


View of proposed Norfolk Island Pines from resident's home at planting date

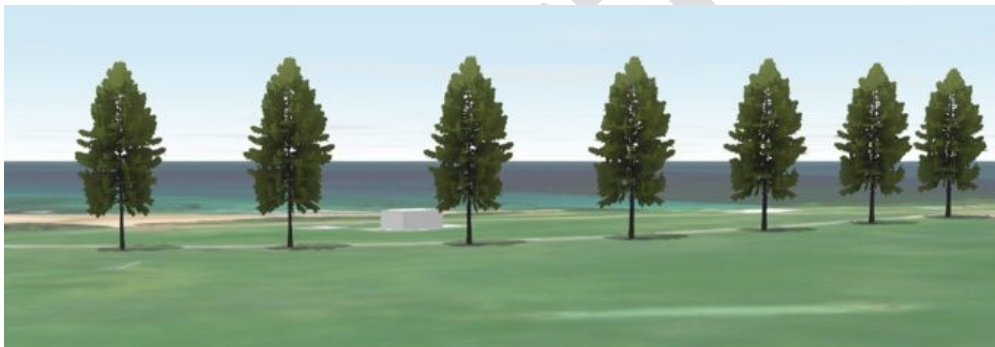
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Council then shows what the impact will be in 10 years time and 40 years time when the Norfolk Island Pine Trees are mature:



Norfolk Island Pines at 10 years from planting



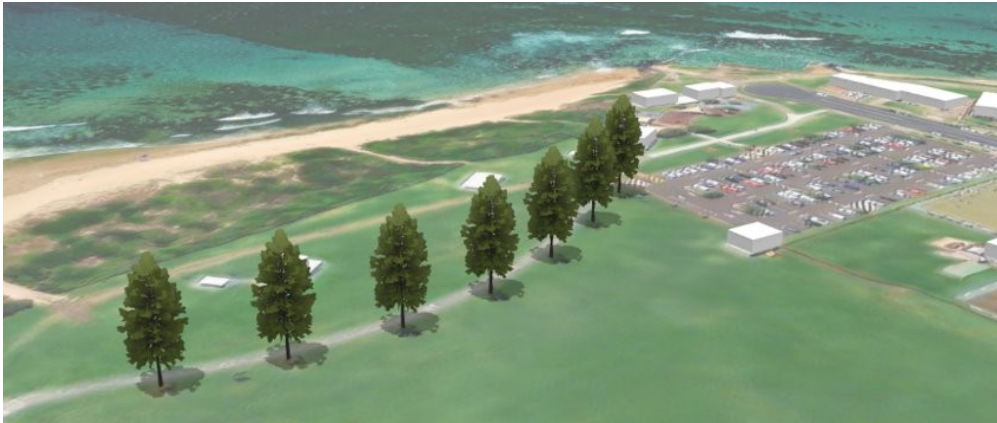
Norfolk Island Pines at 40 years from planting

The spacing of the trees provides filtered views of the ocean, but the trees do not completely block the view. This spacing could be increased or different shaped trees can be used to increase the view.

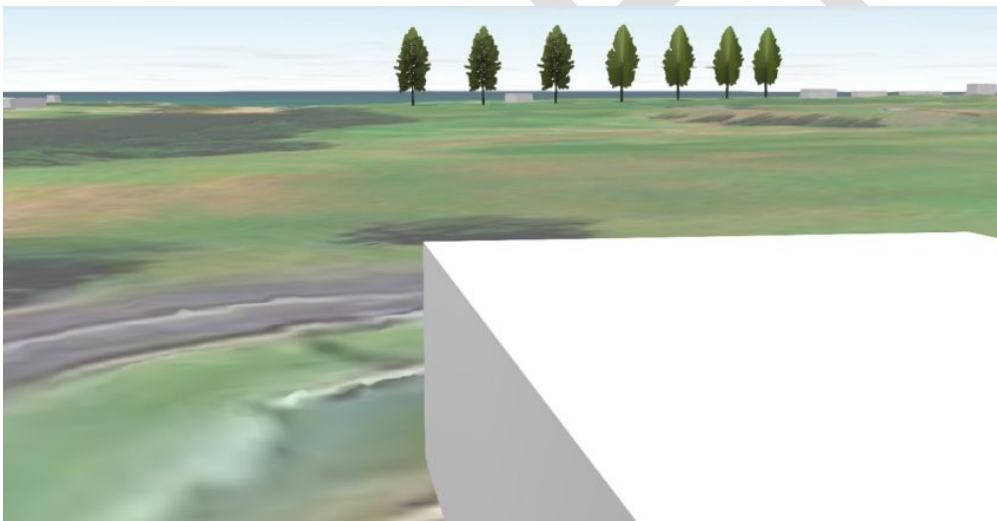
The Norfolk Island Trees at their mature size are preferred because they can be crown-lifted (lower branches removed). This means users of the shared path can walk below in the shade and see the ocean. It also opens up the view to nearby residents.

These images are created from Council's impact visualisation tool which can show how trees and buildings are affected by light and other changes in 3D.

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See the shade on the path? This is based on the midday sun.



These are the trees after 40 years of growth, viewed from a private residence. The resident can still see views of the ocean, but the trees have also given 40 years of benefit to all park users.

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Appendix B: Suburbs with low canopy cover

Wollongong suburbs with low canopy cover		
Avondale	Dombarton	Port Kembla
Bellambi	Fairy Meadow	Unanderra
Berkeley	Haywards Bay	Warrawong
Brownsville	Horsley	Wollongong
Cleveland	Huntley	Wongawilli
Corrimal	Kanahooka	Woonona
Dapto	Marshall Mount	

DRAFT

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List of useful links

Arborists

(how to hire a qualified tree worker)

<https://www.safework.nsw.gov.au/resource-library/hiring-tree-work-contractors-fact-sheet>

Bushfires

(Get ready)

wollongong.nsw.gov.au/bush-fires

Customer Requests

(Online services)

wollongong.nsw.gov.au/online-services

Endeavour Energy

(Vegetation management on private property)

<https://www.endeavourenergy.com.au/safety/vegetation-management/vegetation-management-on-private-property>

Exempt Trees List

wollongong.nsw.gov.au/trees

Greening your suburb

(verge garden guidelines, request a street tree, helpful resources and more)

wollongong.nsw.gov.au/greening

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Lake Illawarra

wollongong.nsw.gov.au/lake-illawarra

Maps (interactive)

wollongong.nsw.gov.au/development/maps

Our Wollongong

(share your feedback)

our.wollongong.nsw.gov.au

Plant Sales

(Botanic Garden Greenplan Nursery)

wollongongbotanicgarden.com.au/plantsales

Trees on your property

(including tree permits and reviews, pruning and removal information, exempt trees, bush fires, dangerous trees, neighbours trees, FAQs and more)

wollongong.nsw.gov.au/trees

Wollongong Council

wollongong.nsw.gov.au

Icons used in this document are from Flaticon.com

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Council Report 3 April 2023 – Responses to community feedback summary – Consistent themes raised about proposed Tree Management Policy and Guideline

Theme	Council response	Addressed by Policy
Powerline Management	Wollongong’s current Electricity Network Supplier supports the proposed risk-based approach. This will realise appropriate trees planted under wires and prevent negative vegetation management outcomes for new trees under the network.	Yes
Vegetation management to improve solar access	Council will not prune trees for the sole purpose of improving solar access. The onus is on the property owner to assess the viability of solar solutions based on site constraints - which include other buildings, hill shade, local infrastructure and trees.	Yes
Biodiversity protection and enhancement	Right tree/right place approach allows for selection of local natives, natives, and limited exotics in places where they are best suited.	Yes
Habitat protection and creation	Urban greening will realise some additional habitat and environmental connections. Focus of the policy is tree management functions aligned with growing tree canopy. Habitat protection is covered by environmental laws referenced in the policy which inform existing and proposed tree management operations. Habitat creation at scale may be a consideration of a future DCP review.	No
Ecosystems and ecosystem function	Wetland ecology, riparian ecosystems, water quality, lowland biodiversity, bee, and pollinator ecology are outside the scope of this policy review. Habitat loss associated with individual tree pruning or removal is managed as part of the tree assessment process, including environmental and ecological assessments. Vegetation Management Plans (VMPs) are employed in natural areas to guide vegetation management works. Many coastal processes are managed through the Coastal Zone Management Plan (CZMP), Dune Management Strategy and Estuary Management Plans. A coastal management program is being prepared in accordance with the Coastal Management Act 2016. A coastal management program already exists for Lake Illawarra.	No
Small trees (under 5m) also have value – biodiversity, habitat, ecological function	Policy recognises all trees have value but larger trees, which provide significantly more benefits to people, have the most protection. Small trees with biodiversity value are protected where environmental laws referenced in the policy apply. Policy does make it easier to remove small trees when they are the wrong tree in the wrong place.	Yes
Removing exotic trees	Some exotic species play an important role in the urban forest – providing shade where natives won’t thrive. All	Yes

	trees that are removed must satisfy the reasons for removal outlined in the policy.	
Weed management and emerging weed species	Policy framework considers 'Unsuitable species in location' as a reason for tree removal. The <i>South-East Regional Strategic Weed Management Plan 2023-2027 – Priority Weeds</i> lists species for targeted containment and control.	Yes
Trees fit for future climate	Right tree/right place considers future climate suitability.	Yes
Dangerous trees	Council uses an internationally accepted risk management approach for tree management. The Tree Permit Procedure considers the risk as individual tree poses to harm people or substantial property.	Yes
Tree management controls associated with Development	See feedback and responses in the concurrent report – <i>Post Exhibition – Review of various DCP chapters relating to management of vegetation</i>	No
Views	Trees not pruned or removed to improve views on private land. View assessment procedure to manage tree planting on public land.	Yes
Historic Views (including Lake Illawarra)	Restoration and management of historic views cannot be considered under the proposed policy. Where environmental legislation applies to vegetation, tree management operations must not contravene those laws. It is unlawful for Council to carry out vegetation management works at sites where laws prohibit those activities. No amendment to the policy can override an environmental law that is in effect. The restoration of historic views is contrary to the intent of the policy and Urban Greening Strategy 2017-2037 – which aims to increase tree canopy across Wollongong.	No
Increased community consultation on public tree planting	Controls in place to select and position trees to deliver maximum benefit to the community and prevent devastating impacts on private views.	Yes
Right Tree/Right Place considerations	Tree management procedures which are delivered consistent with the policy consider the context and constraints of the planting site. Context includes proximity to natural areas, heritage, environmental protections, and sensitivity to existing planting themes. Constraints include compacted soils, infrastructure above and below ground, available soil volumes, traffic signals and thoroughfares.	Yes
Damage to infrastructure from trees	Policy provides framework for tree pruning and removal consents. Tree removal considerations include 'unavoidable conflict between the tree and infrastructure'.	Yes
Enforcement, compliance, and fines	Policy approach consistent with the Compliance and Enforcement Policy 2022. Policy settings encourage the community to value and protect trees and new tree plantings.	Yes

ITEM 9

DISSOLUTION OF BULLI SENIOR CITIZENS' CENTRE MANAGEMENT COMMITTEE AND
HAND BACK OF CENTRE TO DIRECT RUN MANAGEMENT

Bulli Senior Citizens' Centre has been managed by the Bulli Senior Citizens' Centre Management Committee, as a 377 Delegated Committee of Council, since the opening of the building in 1977. Membership of the committee has declined in recent years and the committee is no longer able to function within the term of its Constitution. Council staff have engaged with the remaining members of the Committee and following lengthy consultation, recommend that management of the Centre should be returned to Council.

RECOMMENDATION

- 1 That Council dissolve the Bulli Senior Citizens' Centre Management Committee as a 377 Delegated Committee of Council.
- 2 That the past and current members of the Bulli Senior Citizens' Centre are thanked for the dedication and commitment in executing their duty in the management of the Bulli Senior Citizens' Centre.
- 3 That all funds held by the Bulli Senior Citizens' Centre Management Committee are returned to Council to be held in trust by Council for expenditure pursuant of the objectives of the Centre.
- 4 That the Manager Library and Community Services investigates allocation of the hall for management under licence by a suitable community organisation.
- 5 That the day-to-day operations of the Centre are undertaken by Council, pending future allocation

REPORT AUTHORISATIONS

Report of: Jenny Thompson, Manager Library and Community Services
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

Bulli Senior Citizens' Centre is located at 8 Hospital Road, Bulli. The Centre was funded jointly by Wollongong City Council and the Federal Government with a contribution by the Joint Coal Board.

The Centre comprises a hall with a stage (capacity 100 people), a kitchen, small office, dressing room and amenities. The Centre shares a small carpark at the front of the property with the Bulli Preschool managed under licence from Council by Kindergarten Union Children's Services.

Bulli Senior Citizens' Centre Management Committee (the Committee) were appointed as a 377 Delegated Committee of Council with authority to occupy and manage the facility on behalf of Council.

The Committee has provided a range of activities for seniors including indoor bowls, table tennis, computer classes and regular weekly morning teas for members. The Committee also made the hall available for hire for regular bookings and private functions and events.

The Committee has experienced a slow decline in participation in activities due to the natural aging of its members, declining health and members moving out of the area. The Committee has faced many challenges in the past few years including Covid-19 that has impacted both its membership and the number of activities offered at the Centre. The extended closure of the Centre for refurbishment works resulted in several key activities including indoor bowls and table tennis permanently relocating to alternative premises.

Council's Community Facilities Team has provided ongoing support to the Committee to meet its Constitutional and operational responsibilities and collaborated with the Committee to boost membership numbers through partnerships with other community groups and marketing of regular activities run at the Centre.

The Committee held its AGM on 23 August 2022 however were unable to form a quorum of five members as required in accordance with their Constitution.

Council's Community Facilities Team has had ongoing discussions with the remaining members to consider the future management options for the Centre including the dissolution of the Committee and handing back the management of the Centre to Council. The Committee was also assured that they could continue to access the centre to run activities should they wish to continue.

Since that meeting, the Chairperson and the Secretary resigned under amicable circumstances. The Treasurer/Booking Officer has also advised Council that he also wishes to stand down from his current roles. He is currently assisting the Community Facilities Team to put temporary arrangements in place to ensure the ongoing day-to-day operation of the Centre subject to Council resolution.

Council's policy "Management of Community Halls, Community Centres, Senior Citizens' Centres and Neighbourhood Centres" provides for Council to undertake the day-to-day management of community halls, community centres, senior citizens centres and neighbourhood centres that are not allocated to community organisations.

The same policy also recommends that where appropriate, Council will transfer, by way of allocation, the day-to-day management of community halls, community centres, senior citizens' centres and neighbourhood centres to community organisations for the purposes of conducting their activities. The occupant community organisation is to make the premises available for use/hire by other groups, organisation and the public when not being used for its' core business.

CONSULTATION AND COMMUNICATION

Council staff have had ongoing discussions with executive members of the Committee regarding the ongoing viability of the Committee. The remaining members met with Council staff on 27 January 2023 to discuss the future management options for the Centre where the hand back of the Centre to Council was discussed.

The hall currently has two regular hirers which use the hall on a weekly basis with very few casual bookings. Regular Hirers have been advised of the changing management arrangements.

RISK MANAGEMENT

The return of the Centre to direct management by Council will ensure that Council is compliant with its obligations in accordance with its policies and procedures for the management of Council's community centres and halls.

FINANCIAL IMPLICATIONS

The Committee currently generates income through the fees paid for the hire of the hall. Funds are held in a bank account in the name of the Committee and used to pay operational costs including electricity and telephone and carry out minor maintenance and improvements to the building. Council currently pays for cleaning and security costs with the Committee paying a small contribution towards these costs.

The Committee holds a little under \$5,000 in its account, with no current outstanding commitments. No hall hire bonds are held.

The Constitution of the Management Committee states that in the event of the dissolution of the Committee for any reason, all funds will automatically vest in the Wollongong City Council and will be held in Trust by the Council for expenditure in pursuance of the object of the Centre, or for donations to such institution as meet the requirements of Section 78(1)(a)(ii) of the Income Tax Assessment Act.

CONCLUSION

The Bulli Senior Citizens' Centre Management Committee has resolved to cease operation as a 377 Delegated Committee of Council and to rescind their responsibilities in managing the Bulli Senior Citizens' Centre. To ensure the ongoing day-to-day operation of the Centre it is recommended the Centre is directly managed by Council, pending future allocation to another eligible community group.

ITEM 10

2023 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT - COUNCILLOR ATTENDANCE

This report seeks approval for Councillor attendance at the 2023 National General Assembly of Local Government.

RECOMMENDATION

- 1 That the Lord Mayor, Councillor Gordon Bradbery AM, Cr Elisha Aitken, Cr Cath Blakey, Cr Dom Figliomeni, Cr Richard Martin and Cr Cameron Walters be authorised to attend the 2023 National General Assembly of Local Government and Regional Forum in Canberra between 13 and 16 June 2023.
- 2 The Lord Mayor be appointed as Council's voting delegate at the 2023 National General Assembly of Local Government.
- 3 The General Manager be delegated the authority to determine requests by any other Councillor to attend the 2023 National General Assembly of Local Government and Regional Forum.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Governance and Customer Service
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

Convened annually by the Australian Local Government Association (ALGA), the National General Assembly of Local Government (NGA) attracts more than 800 attendees each year.

The 2023 NGA is an opportunity for attending Councillors to deliver the views and concerns of Council as well as contribute their own experiences and knowledge to debate on a broad set of national issues, influencing the national policy agenda. The theme of the 2023 NGA is Our Communities, Our Future.

ALGA has released a Discussion Paper to provide guidance to Councils for the development of Motions for debate at the NGA. The paper provides an overview of policy areas in which the NGA has well-established positions and identifies potential new and emerging policy areas which are being developed by ALGA and require detailed consideration.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 4 "We are a connected and engaged city." It specifically delivers on core business activities as detailed in the Governance and Customer Service Plan 2022-2023.

SUSTAINABILITY IMPLICATIONS

Councillors are encouraged to utilise the digital conference papers available, to minimise the use of paper.

FINANCIAL IMPLICATIONS

Funds are available within the relevant budget to enable Councillors to attend conferences and meet costs associated with attendance at the National General Assembly of Local Government (NGA).

Virtual attendance

If delegates wish to attend virtually, registration is \$689. There are no other expenses for virtual attendance by Councillors.

In person attendance

The estimated total cost of attendance in person at the 2023 NGA and Regional Forum for each delegate, if participating in all available sessions, functions and events is \$2,875.

Travel is to be undertaken in accordance with the Councillors Expenses and Facilities Policy.

A breakdown of estimated costs is shown below, all costs shown are inclusive of GST:

Expense	Amount
Regional Forum registration 13 June 2023	\$225
National General Assembly registration 14-16 June 2023	*\$895
General Assembly Dinner 14 June 2023	\$175
Accommodation (4 nights)	**\$1,580
TOTAL	\$2,875

* Early bird rate

**Accommodation at the conference venue will be booked where available, in accordance with the *Councillors Expenses and Facilities* policy.

CONCLUSION

This report provides an overview of the 2023 NGA conference and details the benefits of Council representation. The report also details the costs associated with sending delegates and presents the request for the Lord Mayor and other councillors to attend.

ITEM 11 OUTCOMES OF PROCUREMENT PROCESS - TENDER T1000078 - BEATON PARK TENNIS COURTS, GWYNNEVILLE - RELOCATION AND UPGRADE WORKS

Council called tenders for the relocation and upgrade of the existing tennis courts at Beaton Park, Gwynneville in November 2022. The project includes replacement of the ageing courts with new international standard, community, hotshot and multipurpose courts and the associated infrastructure such as fencing, LED lighting, amenities, control room and temporary carparking.

On 28 November 2022, Council resolved to decline all tenders and enter negotiations with all tenderers with a view to entering into a contract in relation to the subject matter of the tender. Council delegated to the General Manager, authority to enter a contract with the contractor selected following a formal negotiation process, in accordance with Council's procurement policies and procedures (Minute Number 765). This report details the outcome of the procurement process to engage a contractor for the building refurbishment works.

RECOMMENDATION

Council receive the report on the procurement process followed and note the engagement of Select Civil Pty Ltd for Beaton Park Tennis Courts Relocation and Upgrade Works, in the sum of \$11,714,461.67 (including GST).

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

The Works form part of the overall Beaton Park Master Plan endorsed by Council in 2018. The ageing tennis facility will be demolished and expanded with new international standard courts, community courts, hot shot and multi-purpose courts which cater to other sports. The scope of works includes associated infrastructure such as fencing, LED floodlighting complying with international and Australian standards, player amenities, as well as civil and hydraulic packages including the construction of a temporary car park and access road.

On 28 November 2022, Council Resolved:

- 1 *"a In accordance with Section 178(1)(b) of the Local Government (General) Regulation 2021, Council decline to accept any of the tenders received for Beaton Park Tennis Courts Relocation and Upgrade Works and resolve to enter into negotiations with one or all of the tenderers or any other party with a view to entering into a contract in relation to the subject matter of the tender.*
 - b In accordance with Section 178(4) of the Local Government (General) Regulation 2021, the reason for Council hereby resolving to enter into negotiations with one or all of the tenderers or any other party and not inviting fresh tenders is that it is anticipated that a satisfactory outcome can be achieved with one of those parties who demonstrate a capacity and ability to undertake the works.*
- 2 *Council delegate to the General Manager the authority to undertake and finalise the negotiations, firstly with the tenderers, and, in the event of failure of negotiations with those tenderers, any other party, with a view to entering into a contract in relation to the subject matter of the tender.*
- 3 *Council grant authority for the use of the Common seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.*
- 4 *A report describing the outcome of the procurement process be submitted to the next available Council meeting following the successful engagement of contractor or contractors."*

Following this resolution, a negotiation plan was developed, and all tenderers were invited to provide a revised offer based on a reduced scope of works and alternative construction methodologies.

Three (3) offers were received by the close of tenders and all offers have been scrutinised and assessed by an Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery, Property and Recreation and Governance and Customer Service Divisions.

The Assessment Panel assessed all offers in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

Mandatory Criteria

- 1 Provision of satisfactory references from referees for previous projects of similar size and scope.
- 2 Financial assessments acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works.
- 3 Tenderers have as a minimum a third-party accredited Work Health & Safety Management System to AS4801 or equivalent.
- 4 Tenderers have as a minimum a third-party accredited Environmental Management System to ISO 14001 or equivalent.

Assessable Criteria

- 1 Cost to Council – 40%
- 2 Appreciation of scope of works and construction methodology – 15%
- 3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile, including staff qualifications and experience – 15%
- 4 Proposed sub-contractors – 10%
- 5 Project Schedule – 10%
- 6 Demonstrated strengthening of local economic capacity – 10%

The mandatory assessment criteria have been met by the recommended tenderer.

The Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council. Table 1 below summarises the results of the tender assessment and the ranking of tenders.

TABLE 1 – SUMMARY OF ASSESSMENT

Name of Tenderer	Ranking
Select Civil Pty Ltd	1
Cleary Bros. Pty Ltd	2
Synergy Resource Management Pty Ltd	3

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees
- 3 External Consultants – Tennis NSW

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2028 Goal 5 "We have a healthy community in a liveable city".

It specifically delivers on core business activities as detailed in the Infrastructure Planning and Support Service Plan 2023-24.

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works is considered high based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

There are several significant community impact risks including operational and reputational risks that should be considered if Council does not undertake the reconstruction and upgrade of the tennis facility. This includes loss of grant funding, loss of opportunity to host international tennis events and failure to deliver a key item in the endorsed Master Plan for the site.

SUSTAINABILITY IMPLICATIONS

The following sustainability implications have been considered:

- Sustainable procurement by providing open tender to give local companies the opportunity to tender for the work.
- Weighting in tender assessment provided for using local services, labour and materials.
- The lighting component of the works will incorporate energy efficient LED technology, with wireless control systems to optimise energy consumption and lower maintenance costs.
- Material from the excavation will be reused on site where appropriate to minimise the costs and environmental impacts of waste disposal.
- Compensatory planting at a 2:1 ratio has already been undertaken to replace affected vegetation in accordance with Council's Public Tree Management Policy and project specific Review of Environmental Factors.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

2022/23 Capital Budget

2023/24 Capital Budget

The project is also supported by the following infrastructure grants:

- Greater Cities Sport Facility Fund - \$1,000,000 (ex GST)
- Tennis Legacy Fund - \$1,100,000 (ex GST)
- Building Better Regions Fund (in conjunction with Tennis NSW - \$1,000,000 (ex GST)
- Local Roads and Community Infrastructure (Round 4) - \$1,541,000 (ex GST)

CONCLUSION

Select Civil Pty Ltd were appointed on 21 March 2023 and plan to commence on site in April 2023.

Council should endorse the recommendation to receive the report on the procurement process followed and note the outcomes achieved.

ITEM 12 TENDER T1000089 - DEBRIS CONTROL STRUCTURES (VARIOUS LOCATIONS)

This report recommends acceptance of a tender for Debris Control Structures (Various Locations) in accordance with the requirements of the Local Government Act 1993 and the Local Government (General) Regulation 2021.

The design and construction of debris control structures were recommended in the Collins Creek Floodplain Risk Management Study and Plan for Gordon Hutton Park, Bulli, Russell Vale Golf Course, Russell Vale and Brompton Road, Bellambi.

Debris control structures are proposed at these locations to reduce the likelihood of large debris entering existing culverts. These structures are designed to assist floodwaters drain more effectively, reduce the risk to public and private property and to protect culverts from structural damage.

RECOMMENDATION

- 1 In accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council accept the tender of Cadifern Pty Ltd for Debris Control Structures (Various Locations), in the sum of \$816,796.63 (including GST).
- 2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.
- 3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Glenn Whittaker, Manager Project Delivery
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

- 1 T1000089 - Debris Control Structures Location Plans

BACKGROUND

The Collins Creek Floodplain Risk Management Study and Plan (2014) recommended the design and construction of debris control structures at Gordon Hutton Park Bulli, Russell Vale Golf Course, Russell Vale and Brompton Road Bellambi. Several schemes and projects within the Collins Creek catchment have been included in Council's Infrastructure Delivery Program 2022/23 to 2025/26:

- Bellambi Gully Scheme – channel improvement works – design completed, and tender process commenced.
- Ursula Road flood mitigation scheme – the design is well-progressed.
- Debris control structures - Gordon Hutton Park, Russell Vale Golf Course, and Brompton Road Bellambi (this tender).

Debris control structures are constructed to reduce the likelihood of large debris from entering existing culverts, protect culverts from structural damage and therefore reduce the potential for flooding to occur on surrounding properties during high rainfall events.

Tenders were invited for this project by the Open tender method with a close of tenders of 10.00 am on 28 February 2023.

Three (3) tenders were received by the close of tenders and all tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery, Infrastructure Strategy and Planning and Governance and Customer Service Divisions.

The Tender Assessment Panel assessed all tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

Mandatory Criteria

- 1 Satisfactory references from referees for previous projects of similar size and scope
- 2 Financial assessment acceptable to Council which demonstrates the tenderer's financial capacity to undertake the work
- 3 Workplace Health & Safety Management system

Assessable Criteria

- 1 Cost to Council - 35%
- 2 Appreciation of scope of works and construction methodology - 20%
- 3 Experience and satisfactory performance in undertaking projects of a similar size, scope and risk profile, including staff qualifications and experience - 15%
- 4 Demonstrated strengthening of local economic capacity - 10%
- 5 Proposed sub-contractors – 5%
- 6 Project schedule - 5%
- 7 Workplace health and safety management system - 5%
- 8 Environmental management policies and procedures - 5%

The mandatory assessment criteria have been met by the recommended tenderer.

The Tender Assessment Panel utilised a weighted scoring method for the assessment of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the assessment criteria as specified in the tender documentation. The method then takes into account pre-determined weightings for each of the assessment criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council. Table 1 below summarises the results of the tender assessment and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Name of Tenderer	Ranking
Cadifern Pty Ltd	1
Optimal Stormwater Pty Ltd (non-conforming submission)	2
Optimal Stormwater Pty Ltd (conforming submission)	3
Kilmac Civil Pty Ltd	4

PROPOSAL

Council should authorise the engagement of Cadifern Pty Ltd to carry out the Debris Control Structures (Various Locations) in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the Tender Assessment Panel that it is capable of undertaking the works to Council's standards and in accordance with the technical specification.

An acceptable financial capability assessment has been received in relation to the recommended tenderer.

Referees nominated by the recommended tenderer have been contacted by the Tender Assessment Panel and expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

CONSULTATION AND COMMUNICATION

- 1 Members of the Tender Assessment Panel
- 2 Nominated Referees

PLANNING AND POLICY IMPACT

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

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

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council’s Procurement Policies and Procedures and the Local Government Act 1993.

The risk of the project works, or services is considered medium based upon Council’s risk assessment matrix and appropriate risk management strategies will be implemented.

There are several community impacts along with environmental, safety, financial and reputational risks that should be considered if Council does not undertake the debris control structure works.

SUSTAINABILITY IMPLICATIONS

Economic sustainability implications are considered relevant to the installation of debris control structures to reduce ongoing maintenance costs and to improve the amenity of the area.

The debris control structure designs will provide a long-term, low maintenance finished product that also enhances the aesthetic appearance of the area and surrounding properties.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

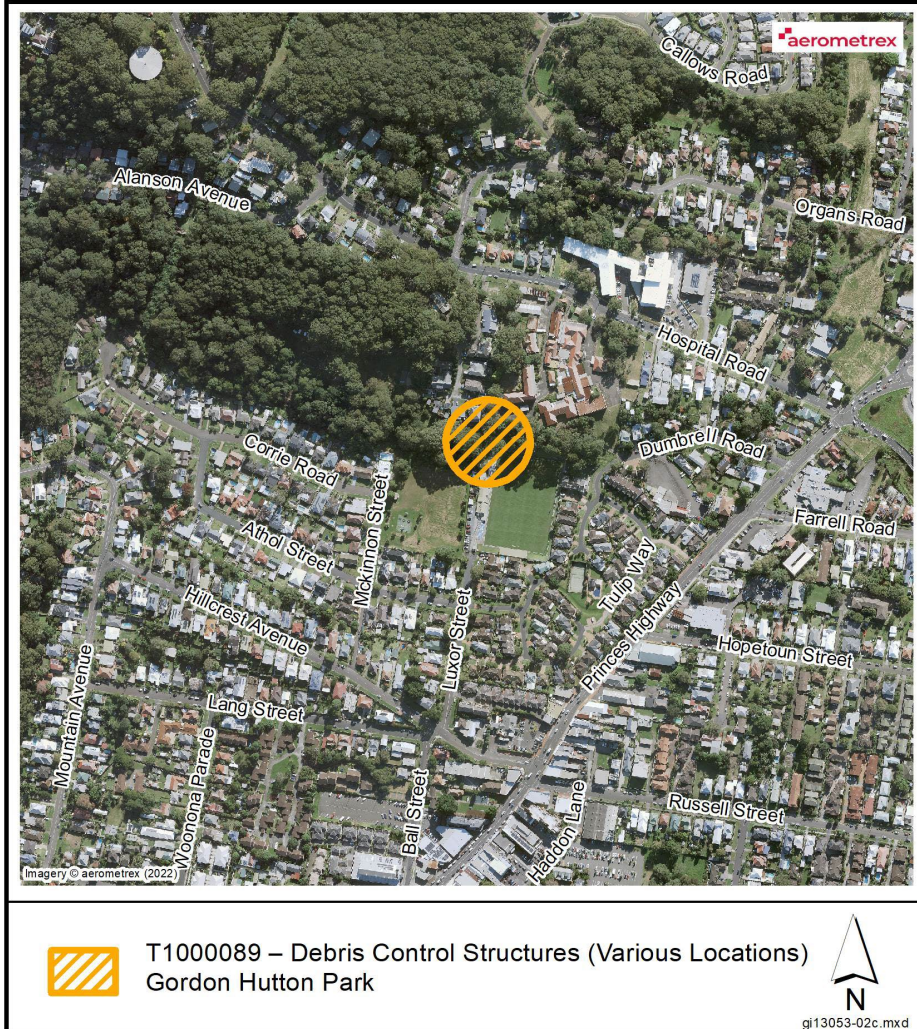
2022/23 Capital Budget

2023/24 Capital Budget

CONCLUSION

Cadifern Pty Ltd has submitted a compliant tender and Council should endorse the recommendations of this report.







ITEM 13 FEBRUARY 2023 FINANCIALS

The financial result for February 2023 compared to phased budget is favourable for the Operating Result [pre-capital] \$4.2M. Funds Available from Operations were unfavourable compared to phased budget \$4.6M as were Total Funds Result \$1.7M compared to phased budget.

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

Council has expended \$57.9M on its capital works program representing 55% of the annual budget. The year to date budget for the same period was \$61.7M.

RECOMMENDATIONS

- 1 The financials be received and noted.
- 2 Council endorse the proposed changes to the Capital Budget for February 2023.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

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

ATTACHMENTS

- 1 Financial Statements - February 2023
- 2 Capital Project Report – February 2023

BACKGROUND

This report presents the Financial Performance of the organisation for February 2023. The below table provides a summary of the organisation's overall financial results for the year.

Wollongong City Council	Original	Revised	YTD	YTD	
24 February 2023	Budget	Budget	Forecast	Actual	Variation
Forecast Position	\$M	\$M	\$M	\$M	\$M
	1-Jul	24-Feb	24-Feb	24-Feb	
Operating Revenue	283.2	291.9	190.1	198.3	8.2
Operating Costs	(308.0)	(321.3)	(208.9)	(212.8)	(3.9)
Operating Result [Pre Capital]	(24.8)	(29.5)	(18.8)	(14.5)	4.2
Capital Grants & Contributions	40.4	42.2	20.5	21.2	0.7
Operating Result	15.6	12.7	1.7	6.7	5.0
Funds Available from Operations	52.2	51.1	35.1	30.4	(4.6)
Capital Works	101.9	106.1	61.7	57.9	3.8
Contributed Assets	10.1	10.1	-	-	-
Transfer to Restricted Cash	2.4	2.4	1.5	1.5	-
Borrowings Repaid	3.7	3.7	2.5	2.6	(0.1)
Funded from:					
- Operational Funds	52.2	51.1	35.1	30.4	(4.7)
- Other Funding	48.9	53.3	25.9	25.1	(0.8)
Total Funds Surplus/(Deficit)	(16.9)	(17.1)	(4.8)	(6.5)	(1.7)

FINANCIAL PERFORMANCE

The February 2023 Operating Result [pre-capital] deficit of \$14.5M is a favourable variance compared to the phased budget deficit of \$18.8M.

The Operating Result surplus of \$6.7M is a favourable variance of \$5.0M compared to phased budget. Capital Grants and Contributions were favourable to budget of \$0.7M at \$21.2M.

The Funds Available from Operations result is unfavourable by \$4.7M compared to phased budget. This result excludes non-cash variations and transfers to and from Restricted Assets but includes the variation in cash payments for Employee Entitlements. This result best represents the operational budget variations that impact our funding position and current financial capacity.

The Total Funds result as at 24 February 2023 is an unfavourable variance of \$1.7M compared to phased budget.

At the end of February, the Capital Works Program had an expenditure of \$57.9M compared to a phased budget of \$61.7M.

FINANCIAL POSITION

Cash, Investments & Available Funds

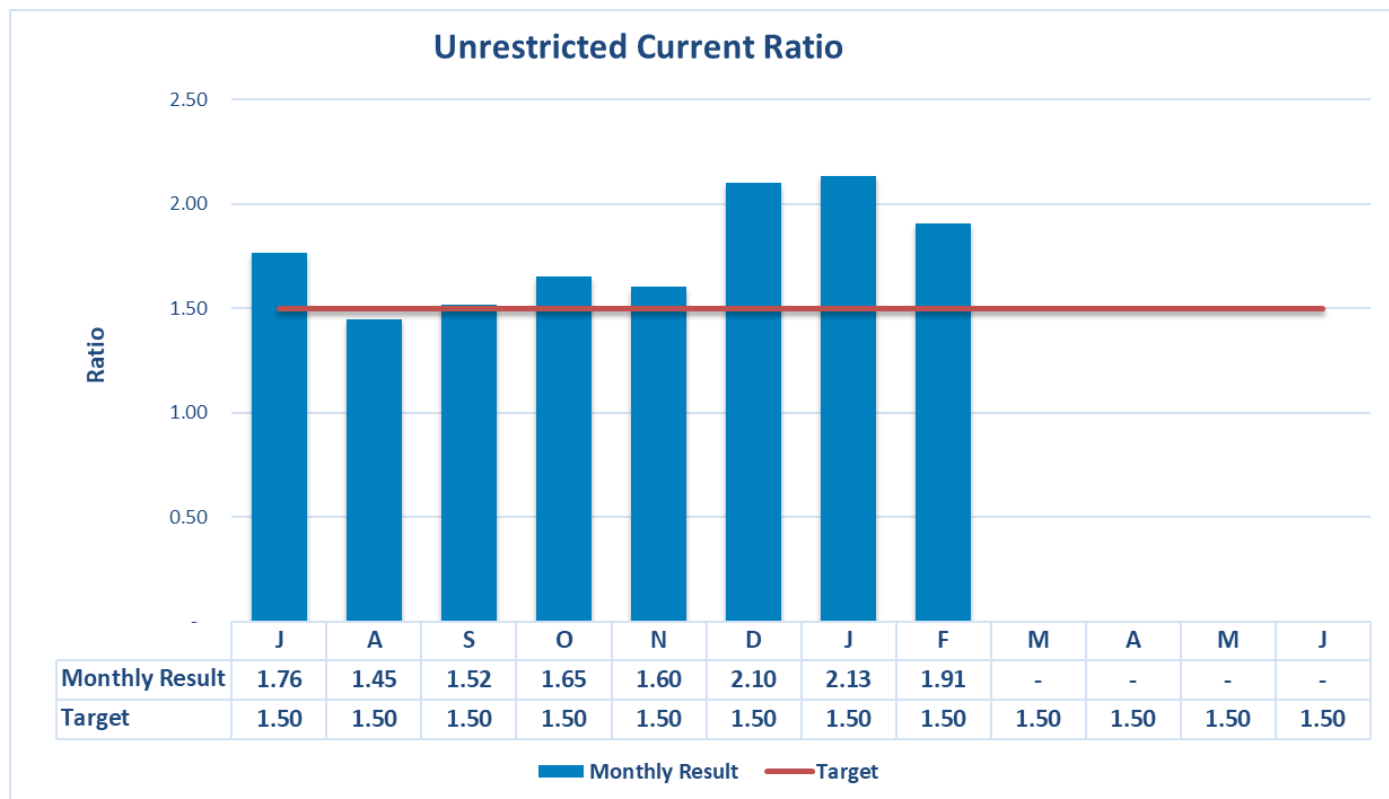
Council's cash and investments increased during February 2023 to holdings of \$161M compared to \$147M at the end of January 2022. A significant portion of these funds are subject to restriction meaning they can only be utilised for specific purposes. As a result, Council's true available cash position is more accurately depicted by considering available funds that are uncommitted and not subject to restriction.

Wollongong City Council				
24 February 2023				
Cash, Investments and Available Funds				
	Actual 2021/22	Original Budget 2022/23	September QR 2022/23	Actuals YTD February 2023
	\$M	\$M	\$M	\$M
Total Cash and Investments	162.0	130.9	134.5	161.3
Less Restrictions:				
External	75.3	75.1	73.6	97.5
Internal	62.9	48.4	56.7	61.5
CivicRisk Investment	2.5			2.5
Total Restrictions	140.8	123.5	130.3	161.5
Available Cash	21.3	7.4	4.1	(0.2)
Adjusted for :				
Payables	(27.4)	(27.9)	(28.1)	(31.2)
Receivables	24.7	34.0	25.5	40.1
Other	13.0	0.0	13.1	15.5
Net Payables & Receivables	10.3	6.1	10.5	24.5
Available Funds	31.6	13.5	14.7	24.3

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

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

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



Borrowings

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

The Debt Service Cover Ratio measures the availability of operating cash to service debt including interest, principal and lease payments. Council’s Debt Service Cover Ratio as at 24 February 2023 exceeds the Local Government benchmark of greater than two times.

Infrastructure, Property, Plant & Equipment

The Statement of Financial Position shows that \$3.35B of assets (written down value) are controlled and managed by Council for the community as at 24 February 2023.

PLANNING AND POLICY IMPACT

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

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

CONCLUSION

The financial result at the end of February is positive across one of the three key performance indicators.

Wollongong City Council 1 July 2022 to 24 February 2023 Income Statement						
	2022/23 Original Budget \$'000	2022/23 Current Budget \$'000	2022/23 YTD Budget \$'000	2022/23 Actual YTD \$'000	Variance \$'000	
	23GLBUD Period 0	23GLBUD Period 3	23GLPHAS	23GLACT		
Income From Continuing Operations						
Revenue:						
Rates and Annual Charges	221,315	222,064	145,406	145,059	(347)	
User Charges and Fees	33,841	36,339	24,087	26,319	2,232	
Interest and Investment Revenues	2,333	4,390	2,918	3,120	202	
Other Revenues	5,977	6,154	3,745	3,926	181	
Rental Income	5,874	5,868	3,852	3,859	7	
Grants & Contributions provided for Operating Purposes	13,818	17,039	9,840	15,660	5,819	
Grants & Contributions provided for Capital Purposes	40,442	42,210	20,453	21,224	770	
Profit/Loss on Disposal of Assets	0	0	307	307	0	
Total Income from Continuing Operations	323,601	334,065	210,610	219,474	8,864	
Expenses From Continuing Operations						
Employee Costs	145,502	149,883	96,345	98,378	(2,033)	
Borrowing Costs	242	609	399	414	(16)	
Materials & Services	88,796	93,348	61,447	57,011	4,435	
Other Expenses	19,155	20,975	13,760	16,457	(2,696)	
Depreciation, Amortisation + Impairment	75,642	77,977	51,059	51,152	(92)	
Labour Internal Charges	(19,578)	(19,549)	(12,801)	(9,650)	(3,150)	
Non-Labour Internal Charges	(1,795)	(1,927)	(1,262)	(952)	(310)	
Total Expenses From Continuing Operations	307,964	321,316	208,948	212,810	(3,862)	
Operating Result	15,637	12,748	1,662	6,665	5,003	
Operating Result [pre capital]	(24,806)	(29,462)	(18,791)	(14,559)	4,232	
Funding Statement						
Net Operating Result for the Year	15,637	12,748	1,662	6,665	5,003	
Add back :						
- Non-cash Operating Transactions	92,764	95,883	62,379	62,225	(154)	
- Restricted cash used for operations	15,710	20,239	13,632	11,429	(2,203)	
- Income transferred to Restricted Cash	(57,120)	(62,841)	(32,721)	(37,806)	(5,085)	
Leases Repaid	(413)	(413)	(270)	(220)	50	
Terminations	(14,354)	(14,562)	(9,626)	(11,871)	(2,245)	
Funds Available from Operations	52,224	51,054	35,055	30,421	(4,634)	
Loans Repaid	(3,702)	(3,702)	(2,613)	(2,613)	0	
Advances (made by) / repaid to Council	0	0	0	0	0	
Operational Funds Available for Capital Budget	48,522	47,352	32,442	27,808	(4,634)	
Capital Budget Statement						
Assets Acquired	(101,916)	(106,145)	(61,706)	(57,865)	3,841	
Contributed Assets	(10,056)	(10,056)	0	0	0	
Transfers to Restricted Cash	(2,367)	(2,367)	(1,550)	(1,550)	0	
Funded From :-						
- Operational Funds	48,522	48,214	32,442	27,808	(4,634)	
- Sale of Assets	1,885	1,885	479	726	246	
- Internally Restricted Cash	6,310	7,148	4,285	4,155	(131)	
- Borrowings	0	0	0	0	0	
- Capital Grants	22,825	22,184	13,265	11,771	(1,495)	
- Developer Contributions (Section 94)	6,834	10,936	7,809	6,218	(1,591)	
- Other Externally Restricted Cash	0	0	0	0	0	
- Other Capital Contributions	11,031	11,134	207	2,267	2,060	
TOTAL FUNDS SURPLUS / (DEFICIT)	(16,931)	(17,066)	(4,768)	(6,471)	(1,703)	

WOLLONGONG CITY COUNCIL			
Statement of Financial Position			
as at 24 February 2023			
		YTD Actual 2022/23 \$'000	Actual 2021/22 \$'000
Current Assets			
Cash Assets		56,085	34,118
Investment Securities		86,468	88,184
Receivables		40,144	24,673
Inventories		513	461
Current Contract Assets		10,390	9,711
Other		9,037	6,881
Assets classified as held for sale		65	65
Total Current Assets		202,702	164,094
Non-Current Assets			
Non Current Cash Assets		16,200	37,200
Non Current Investment Securities		2,530	2,530
Non-Current Inventories		5,972	5,972
Property, Plant and Equipment		3,354,670	3,347,444
Investment Properties		5,600	5,600
Intangible Assets		26	76
Right-Of-Use Assets		847	1,094
Total Non-Current Assets		3,385,844	3,399,915
TOTAL ASSETS		3,588,547	3,564,008
Current Liabilities			
Current Payables		31,187	27,377
Current Contract Liabilities		22,914	5,491
Current Lease Liabilities		148	403
Current Provisions payable < 12 months		15,021	16,005
Current Provisions payable > 12 months		39,591	39,591
Current Interest Bearing Liabilities		3,569	3,569
Total Current Liabilities		112,430	92,437
Non-Current Liabilities			
Non Current Interest Bearing Liabilities		761	3,374
N/C Lease Liabilities		788	788
Non Current Provisions		28,928	28,671
Total Non-Current Liabilities		30,476	32,832
TOTAL LIABILITIES		142,907	125,269
NET ASSETS		3,445,640	3,438,739
Equity			
Accumulated Surplus		1,443,393	1,440,236
Asset Revaluation Reserve		1,862,274	1,862,283
Restricted Assets		139,973	136,221
TOTAL EQUITY		3,445,640	3,438,739

WOLLONGONG CITY COUNCIL			
Cash Flows and Investments			
as at 24 February 2023			
	YTD Actual	Actual	
	2022/23	2021/22	
	\$ '000	\$ '000	
Cash Flows From Operating Activities			
Receipts			
Rates & Annual Charges	144,318	215,632	
User Charges & Fees	32,386	31,914	
Interest & Interest Received	3,294	1,549	
Grants & Contributions	52,764	64,618	
Bonds, deposits and retention amounts received	-	1,201	
Other	5,916	21,387	
Payments			
Employee Benefits & On-costs	(90,012)	(131,464)	
Materials & Contracts	(62,715)	(86,914)	
Borrowing Costs	(157)	(442)	
Bonds, deposits and retention amounts refunded	-	(755)	
Other	(23,227)	(28,808)	
Net Cash provided (or used in) Operating Activities	62,565	87,918	
Cash Flows From Investing Activities			
Receipts			
Sale of Investments	28,016	54,491	
Sale of Investment Property			
Sale of Real Estate Assets			
Sale of Infrastructure, Property, Plant & Equipment	726	2,161	
Payments:			
Purchase of Investments	(6,119)	(59,990)	
Purchase of Investment Property	-	-	
Purchase of Infrastructure, Property, Plant & Equipment	(60,353)	(96,906)	
Net Cash provided (or used in) Investing Activities	(37,730)	(100,244)	
Cash Flows From Financing Activities			
Payments:			
Repayment of Borrowings & Advances	(2,613)	(5,496)	
Repayment of Finance Lease Liabilities	(255)	(380)	
Net Cash Flow provided (used in) Financing Activities	(2,868)	(5,876)	
Net Increase/(Decrease) in Cash & Cash Equivalents	21,967	(18,202)	
plus: Cash & Cash Equivalents - beginning of year	34,118	52,320	
plus: Investments on hand - end of year	105,198	127,915	
Cash & Cash Equivalents and Investments - year to date	161,283	162,033	

WOLLONGONG CITY COUNCIL			
Cash Flows and Investments			
as at 24 February 2023			
	YTD Actual	Actual	
	2022/23	2021/22	
	\$ '000	\$ '000	
Total Cash & Cash Equivalents and Investments - year to date	161,283	162,033	
Attributable to:			
External Restrictions (refer below)	97,457	75,344	
Internal Restrictions (refer below)	61,489	62,886	
Unrestricted	2,337	23,803	
	161,283	162,033	
External Restrictions			
Developer Contributions	43,174	40,065	
RMS Contributions	1,065	205	
Specific Purpose Unexpended Grants	26,891	8,378	
Special Rates Levy Wollongong Mall	509	407	
Special Rates Levy Wollongong City Centre	63	88	
Local Infrastructure Renewal Scheme	-	-	
Unexpended Loans	913	907	
Domestic Waste Management	6,578	7,604	
Private Subsidies	6,924	5,708	
Housing Affordability	8,330	9,604	
Stormwater Management Service Charge	3,010	2,378	
Total External Restrictions	97,457	75,344	
Internal Restrictions			
Property Investment Fund	9,450	9,388	
Strategic Projects	29,502	34,962	
Flood Mitigation Works	(76)	-	
Sports Priority Program	636	671	
Car Parking Strategy	1,363	1,189	
MacCabe Park Development	1,838	1,740	
Darcy Wentworth Park	171	171	
Garbage Disposal Facility	8,662	5,831	
West Dapto Development Additional Rates	9,375	8,281	
Natural Areas	173	173	
Lake Illawarra Estuary Management Fund	395	480	
Total Internal Restrictions	61,489	62,886	

Notes to the Financial Statements:

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

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

Commentary on February 2023 Capital Budget Report

On 27 June 2022, Council approved a capital budget for 2022-2023 of \$102.91M which has subsequently increased at monthly reviews as previously reported to \$105.12M. At the end of February 2023, the budget was reduced by \$1.68M to \$103.44M because of multiple funding budget adjustments.

The largest funding adjustments in February 2023 were:

- Rephasing of Transport for NSW Funding for multiple existing traffic and pedestrian safety facilities projects to 2024-2025.
- Rephasing of NSW Government (Department of Planning and the Environment) funding for existing flood mitigation project at Holy Spirit College Bellambi.

Council achieved expenditure at the end of February 2023 of \$57.89M which is 94% of the adjusted phased budget for February 2023 of \$61.71M.

Listed below is a summary of the reasons for budget changes for February which resulted in changes to the 2022-2023 capital budget.

Program	Commentary on Significant Variations
Traffic Facilities	Transfer Transport for NSW funding for existing project from Capital to Operational - to be reported in 3rd Qtr QR. Rephase Transport for NSW Funding for multiple existing traffic and pedestrian safety facilities projects from 23/24 construction to 24/25 due to delays in obtaining required design approvals and/or community engagement. Reallocate budget from Traffic Facilities Program to Bridges, Boardwalks and Jetties Program.
Public Transport Facilities	Reallocate budget from Public Transport Facilities Program to Bridges, Boardwalks and Jetties Program.
Roadworks	Rephase Federal Government Roads to Recovery funding due to existing project completion costs being less than current year budget. Remove assumed NSW Government Natural Disaster funding following funding program remittance and reduction in eligible funding claim.
Bridges, Boardwalks and Jetties	Reallocate budget to Bridges, Boardwalks and Jetties Program from Traffic Facilities Program and Public Transport Facilities Program.
West Dapto	Introduce additional Housing Acceleration Funding for existing project - West Dapto Road Upgrade. Introduce additional Section 7.11 Developer contributions funding for existing project - Wongawilli Road and Culvert Project.
Cycle/Shared Paths	Return Section 7:12 Developer contributions funding and Strategic Projects funding to reserve from projects completed below estimate.
Car Park Construction/Formalising	Reallocate budget from Car Park Construction/Formalising Program to Car Park Reconstruction or Upgrading Program.
Car Park Reconstruction or Upgrading	Reallocate budget to Car Park Reconstruction or Upgrading Program from Car Park Construction/Formalising Program.
Floodplain Management	Rephase NSW Government (Department of Planning and the Environment) funding for existing flood mitigation project at Holy Spirit College, Bellambi to allow time for tender negotiations.

Program	Commentary on Significant Variations
Recreation Facilities	Reallocate budget to Recreation Facilities Program from Sporting Facilities Program. Reallocate budget to Recreation Facilities Program from Treated Water Pools Program.
Sporting Facilities	Reallocate budget from Sporting Facilities Program to Recreation Facilities Program.
Treated Water Pools	Reallocate budget from Treated Water Pools Program to Recreation Facilities Program.
Whytes Gully New Cells	Rephase Waste Services levy funding for new landfill cell at Whytes Gully due to delays in finalising design details and project approvals and extended tender process to include a pre-tender EOI stage.
Motor Vehicles	Reallocate budget from Motor Vehicles Program to Capital Budget Contingency due to changes in vehicle replacement policy (useful life of assets) and switch to lower carbon emissions vehicles. Rephase assumed vehicle replacement funding arising from sale of used vehicles.
Mobile Plant (trucks, backhoes etc)	Reallocate budget from Mobile Plant (trucks, backhoes, etc) Program to Capital Budget Contingency due to delays in delivery of some items of Mobile Plant.
Contingency	Reallocate budget to and from the Capital Budget Contingency to/from various capital programs detailed above.

CAPITAL PROJECT REPORT							
as at the period ended 24 February 2023							
ASSET CLASS PROGRAMME	\$'000		\$'000		YTD EXPENDITURE	\$'000	
	CURRENT BUDGET		WORKING BUDGET			VARIATION	
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING
Roads And Related Assets							
Traffic Facilities	3,693	(2,731)	2,878	(2,067)	1,058	(814)	664
Public Transport Facilities	370	0	320	0	151	(50)	0
Roadworks	17,515	(6,180)	17,242	(5,907)	15,000	(273)	273
Bridges, Boardwalks and Jetties	1,875	(40)	2,075	(40)	1,171	200	0
TOTAL Roads And Related Assets	23,453	(8,951)	22,515	(8,014)	17,379	(937)	937
West Dapto							
West Dapto Infrastructure Expansion	8,641	(8,641)	8,884	(8,884)	6,280	243	(243)
TOTAL West Dapto	8,641	(8,641)	8,884	(8,884)	6,280	243	(243)
Footpaths And Cycleways							
Footpaths	13,998	(4,164)	14,011	(4,177)	9,381	13	(13)
Cycle/Shared Paths	5,182	(3,557)	5,145	(3,520)	2,531	(37)	37
Commercial Centre Upgrades - Footpaths and Cycleways	3,051	(411)	3,051	(411)	1,348	(0)	0
TOTAL Footpaths And Cycleways	22,231	(8,132)	22,207	(8,108)	13,260	(24)	24
Carparks							
Carpark Construction/Formalising	340	0	240	0	224	(100)	0
Carpark Reconstruction or Upgrading	1,060	0	1,160	0	291	100	0
TOTAL Carparks	1,400	0	1,400	0	515	(0)	0
Stormwater And Floodplain Management							
Floodplain Management	2,375	(650)	2,075	(350)	162	(300)	300
Stormwater Management	4,500	(75)	4,500	(75)	1,654	0	(0)
Stormwater Treatment Devices	120	0	120	0	21	(0)	0
TOTAL Stormwater And Floodplain Mar	6,995	(725)	6,695	(425)	1,837	(300)	300
Buildings							
Cultural Centres (IPAC, Gallery, Townhall)	11,100	(2,421)	11,100	(2,421)	5,606	0	0
Administration Buildings	360	0	360	0	246	0	0
Community Buildings	6,800	(1,450)	6,800	(1,450)	3,235	(0)	(0)
Public Facilities (Shelters, Toilets etc.)	150	0	150	0	22	0	0
TOTAL Buildings	18,410	(3,871)	18,410	(3,871)	9,108	0	(0)
Commercial Operations							
Tourist Park - Upgrades and Renewal	175	0	175	0	171	(0)	0
Crematorium/Cemetery - Upgrades and Renewal	195	0	195	0	79	0	0
Leisure Centres & RVGC	100	0	100	0	132	(0)	0
TOTAL Commercial Operations	470	0	470	0	382	(0)	0
Parks Gardens And Sportfields							
Play Facilities	1,990	(800)	1,990	(800)	254	(0)	0
Recreation Facilities	2,022	(1,342)	2,235	(1,340)	1,610	213	2
Sporting Facilities	6,326	(2,941)	6,226	(2,941)	2,494	(100)	0
TOTAL Parks Gardens And Sportfields	10,337	(5,083)	10,450	(5,080)	4,359	113	2
Beaches And Pools							
Beach Facilities	649	(600)	649	(600)	591	(0)	0
Rock/Tidal Pools	102	0	102	0	105	(0)	0
Treated Water Pools	825	0	710	0	633	(115)	0
TOTAL Beaches And Pools	1,576	(600)	1,461	(600)	1,329	(115)	0
Waste Facilities							
Whyles Gully New Cells	1,640	(1,640)	1,240	(1,240)	570	(400)	400
TOTAL Waste Facilities	1,640	(1,640)	1,240	(1,240)	570	(400)	400

CAPITAL PROJECT REPORT							
as at the period ended 24 February 2023							
ASSET CLASS PROGRAMME	\$'000		\$'000		YTD EXPENDITURE	\$'000	
	CURRENT BUDGET		WORKING BUDGET			VARIATION	
	EXPENDITURE	OTHER FUNDING	EXPENDITURE	OTHER FUNDING		EXPENDITURE	OTHER FUNDING
Fleet							
Motor Vehicles	1,800	(949)	1,300	(685)	429	(500)	263
TOTAL Fleet	1,800	(949)	1,300	(685)	429	(500)	263
Plant And Equipment							
Mobile Plant (trucks, backhoes etc.)	3,800	(937)	2,900	(937)	578	(900)	0
TOTAL Plant And Equipment	3,800	(937)	2,900	(937)	578	(900)	0
Information Technology							
Information Technology	1,350	0	1,350	0	319	(0)	0
TOTAL Information Technology	1,350	0	1,350	0	319	(0)	0
Library Books							
Library Books	1,315	0	1,315	0	780	(0)	0
TOTAL Library Books	1,315	0	1,315	0	780	(0)	0
Public Art							
Art Gallery Acquisitions	100	0	100	0	42	(0)	0
TOTAL Public Art	100	0	100	0	42	(0)	0
Land Acquisitions							
Land Acquisitions	846	(587)	846	(587)	725	(0)	0
TOTAL Land Acquisitions	846	(587)	846	(587)	725	(0)	0
Non-Project Allocations							
Capital Project Contingency	759	0	1,896	0	0	1,137	0
TOTAL Non-Project Allocations	759	0	1,896	0	0	1,137	0
GRAND TOTAL	105,122	(40,115)	103,438	(38,430)	57,891	(1,684)	1,684

ITEM 14 STATEMENT OF INVESTMENT - FEBRUARY 2023

This report provides an overview of Council's investment portfolio performance for the month of February 2023.

Council had an average weighted return for February 2023 of 0.24% which equalled the benchmark return of 0.24%. This result was primarily due to positive valuations of the consolidated Floating Rate Notes. The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity.

RECOMMENDATION

Council receive the Statement of Investment for February 2023.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer

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

ATTACHMENTS

- 1 Statement of Investment - February 2023
- 2 Investment Income Compared to Budget 2022-2023

BACKGROUND

Council is required to invest its surplus funds in accordance with the Ministerial Investment Order and Office of Local Government guidelines. The Order reflects a conservative approach and restricts the investment types available to Council. In compliance with the Order and Office of Local Government guidelines, Council adopted an Investment Policy on 12 December 2022. The Investment Policy provides a framework for the credit quality, institutional diversification and maturity constraints Council's portfolio can be exposed to. Council's investment portfolio was controlled by Council's Finance Division during the period to ensure compliance with the Investment Policy. Council's Audit, Risk and Improvement Committee's (ARIC) role of overseer provides for the review of Council's Investment Policy and the Management Investment Strategy.

Council's Responsible Accounting Officer is required to sign the complying Statement of Investment contained within the report, certifying that all investments were made in accordance with the Local Government Act 1993 and the Local Government Regulation 2005.

Council's investment holdings as at 24 February 2023 were \$163,884,844 (Statement of Investment attached) [25 February 2022 \$168,516,299] and include Council's interest in CivicRisk Mutual Ltd recognised at fair value as at 30 June 2022.

Council had an average weighted return for February 2023 of 0.24% which equalled the benchmark return of 0.24%. This result was primarily due to positive valuations of the consolidated Floating Rate Notes. The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity. The global markets are still experiencing high levels of instability and the heightened volatility in interest rates driven by the persistent ongoing inflation issues is still providing uncertainty for the foreseeable future.

At 24 February 2023, year to date interest and investment revenue of \$2,781,470 was recognised compared to the year to date budget of \$2,470,707.

Council's 15 floating rate notes had a net increase in value of \$107,472 for February 2023.

Council holds two Mortgaged Backed Securities (MBS) that recorded a net decrease in value of \$14,000 for February 2023. The market value of this security takes into account the extended term of the security along with the limited liquidity and the coupon margin reflects pre-Global Financial Crisis (GFC) pricing. While the maturity dates are outside Council's control, the investment advisors had previously indicated capital is not at risk at that stage and recommended a hold strategy due to the illiquid nature of the investment.

Council has two investment holdings under the NSW TCorp Hour Glass Facility: the Long-Term Growth Fund and the Medium-Term Growth Fund. The Long-Term Growth recorded a net decrease in value of \$29,174 and the Medium-Term Growth Fund recorded a net decrease in value of \$31,262 in February 2023. The fluctuations in both the Long-Term Growth and Medium-Term Growth Funds are a reflection of the current share market volatility both domestically and internationally and is diversified across a number of different asset classes that have differing risk and return characteristics.

At their March 2023 meeting, the Reserve Bank of Australia (RBA) decided to increase the cash rate by 25 basis points from 3.35% to 3.60%. The Board is committed to doing what is necessary to ensure that inflation in Australia returns to target over time. The increase in interest rates has been required to bring inflation back to target and to create a more sustainable balance of demand and supply in the Australian economy. The RBA will continue to assess the outlook and adjust policy as needed and will continue to monitor information and evolving balance of risks and determine the timing and extent of future interest rate increases.

The current Investment Policy sets a 40% maximum exposure limit to individual institutions within the AAA category. This limit is currently considered to include funds held within the CBA (Council’s banker) savings account that is used daily to hold cash. Through the banking services contract with the CBA, that includes a fixed margin over the current cash rate, this account is providing a better return than alternate short to medium term investments available to Council. At the end of February 2023, the exposure to CBA was 33.64%, which is above the 25% target set in the Investment Strategy, but still within the maximum investment policy exposure. The CBA savings account is currently the best option available for surplus cash, however this will be continually monitored to ensure best value.

The current investment portfolio complies with Council’s Investment Policy which was endorsed by Council on 12 December 2022. Council’s Responsible Accounting Officer has signed the Statement of Investment contained within the report, certifying all investments were made in accordance with the Local Government Act 1993 and the Local Government Regulation 2005.

PLANNING AND POLICY IMPACT

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

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

CONCLUSION

The investments for February 2023 recorded an average weighted return that equalled the annualised AusBondBank Bill Index Benchmark and performed favourably when compared to the year-to-date budget.

WOLLONGONG CITY COUNCIL STATEMENT OF INVESTMENT 24 February 2023							
DIRECT INVESTMENTS							
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
NAB General Fund A/c	A1+	-	768,335	General A/c	24/02/2023	24/02/2023	
CBA General Fund A/c	A1+	-	13,253,269	General A/c	24/02/2023	24/02/2023	
CBA Business Online Saver	A1+	-	44,680,000	BOS A/c	24/02/2023	24/02/2023	3.60%
Southern Cross CU	Unrated ST UR	250,000	250,000	T/Deposit	5/12/2022	7/03/2023	3.80%
Westpac Banking Corporation Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	16/05/2022	13/04/2023	2.65%
Bank of Queensland Ltd	Moody's ST P-2	2,000,000	2,000,000	T/Deposit	16/05/2022	16/05/2023	3.00%
Bank of Queensland Ltd	Moody's ST P-2	2,000,000	2,000,000	T/Deposit	23/12/2022	23/05/2023	4.15%
Bank of Queensland Ltd	Moody's ST P-2	4,000,000	4,000,000	T/Deposit	2/12/2022	2/06/2023	4.30%
Coastline Credit Union Ltd	Moody's Baa3	250,000	250,000	T/Deposit	5/12/2022	5/06/2023	4.50%
Australian Unity Bank	S&P ST A2	750,000	750,000	T/Deposit	5/12/2022	10/07/2023	4.25%
Westpac Banking Corporation Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	16/09/2022	15/09/2023	4.30%
Judo Bank	S&P BBB-	2,000,000	2,000,000	T/Deposit	17/09/2021	18/09/2023	0.95%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	20/10/2021	20/10/2023	0.87%
Commonwealth Bank of Australia Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	20/10/2021	20/10/2023	0.84%
Bank of Queensland Ltd	Moody's A3	2,000,000	2,000,000	T/Deposit	25/11/2021	27/11/2023	1.15%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	2/12/2021	4/12/2023	1.21%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	23/12/2020	22/12/2023	0.60%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	6/03/2019	6/03/2024	4.07%
Judo Bank	S&P BBB-	2,000,000	2,000,000	T/Deposit	17/09/2021	17/09/2024	1.20%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	2/12/2021	2/12/2024	1.63%
Judo Bank	S&P BBB-	2,200,000	2,200,000	T/Deposit	7/03/2022	11/03/2025	2.30%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	7/03/2022	13/03/2025	2.03%
Westpac Banking Corporation Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	25/11/2022	25/11/2025	4.59%
Total			112,151,604				

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENT
24 February 2023 continued

Bond and Floating Rate Note Securities

DIRECT INVESTMENTS							
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
ANZ Banking Group Ltd	S&P AA-	1,000,000	1,002,900	FRN	9/05/2018	9/05/2023	4.36%
National Australia Bank Ltd	S&P AA-	3,000,000	3,029,790	FRN	26/09/2018	26/09/2023	4.18%
Westpac Banking Corporation Ltd	S&P AA-	1,500,000	1,507,740	FRN	16/11/2018	16/11/2023	4.42%
ANZ Banking Group Ltd	S&P AA-	2,000,000	2,027,980	FRN	6/12/2018	6/12/2023	4.10%
National Australia Bank Ltd	S&P AA-	2,000,000	2,026,600	FRN	19/06/2019	19/06/2024	4.12%
Macquarie Bank	S&P A+	2,000,000	2,004,140	FRN	12/02/2020	12/02/2025	4.34%
Bendigo & Adelaide Bank Ltd	Moody's A3	1,700,000	1,692,078	FRN	2/12/2020	2/12/2025	3.58%
Macquarie Bank	Moody's A2	6,500,000	6,486,610	FRN	11/03/2022	9/12/2025	3.61%
Suncorp-Metway Ltd	S&P A+	2,100,000	2,073,813	FRN	24/02/2021	24/02/2026	3.96%
Newcastle Permanent Building Society Ltd	S&P BBB	5,000,000	4,936,450	FRN	4/03/2021	4/03/2026	3.70%
Teachers Mutual Bank Ltd	Moody's Baa1	1,100,000	1,082,928	FRN	16/06/2021	16/06/2026	3.87%
Suncorp-Metway Ltd	S&P A+	3,750,000	3,721,575	FRN	15/09/2021	15/09/2026	3.65%
Suncorp-Metway Ltd	S&P A+	1,500,000	1,494,405	FRN	11/03/2022	25/01/2027	4.04%
ANZ Banking Group Ltd	Moody's Aa3	3,500,000	3,512,705	FRN	12/05/2022	12/05/2027	4.47%
Cooperative Rabobank U.A Australia Branch	S&P A+	2,500,000	2,533,200	FRN	19/01/2023	19/01/2028	4.49%
Emerald Reverse Mortgage Trust	Unrated UR	435,774	348,759	MBS	17/07/2006	21/08/2051	3.95%
Emerald Reverse Mortgage Trust	S&P A	2,000,000	1,300,700	MBS	17/07/2006	21/08/2056	4.25%
Total			40,782,373				

Managed Funds & Other

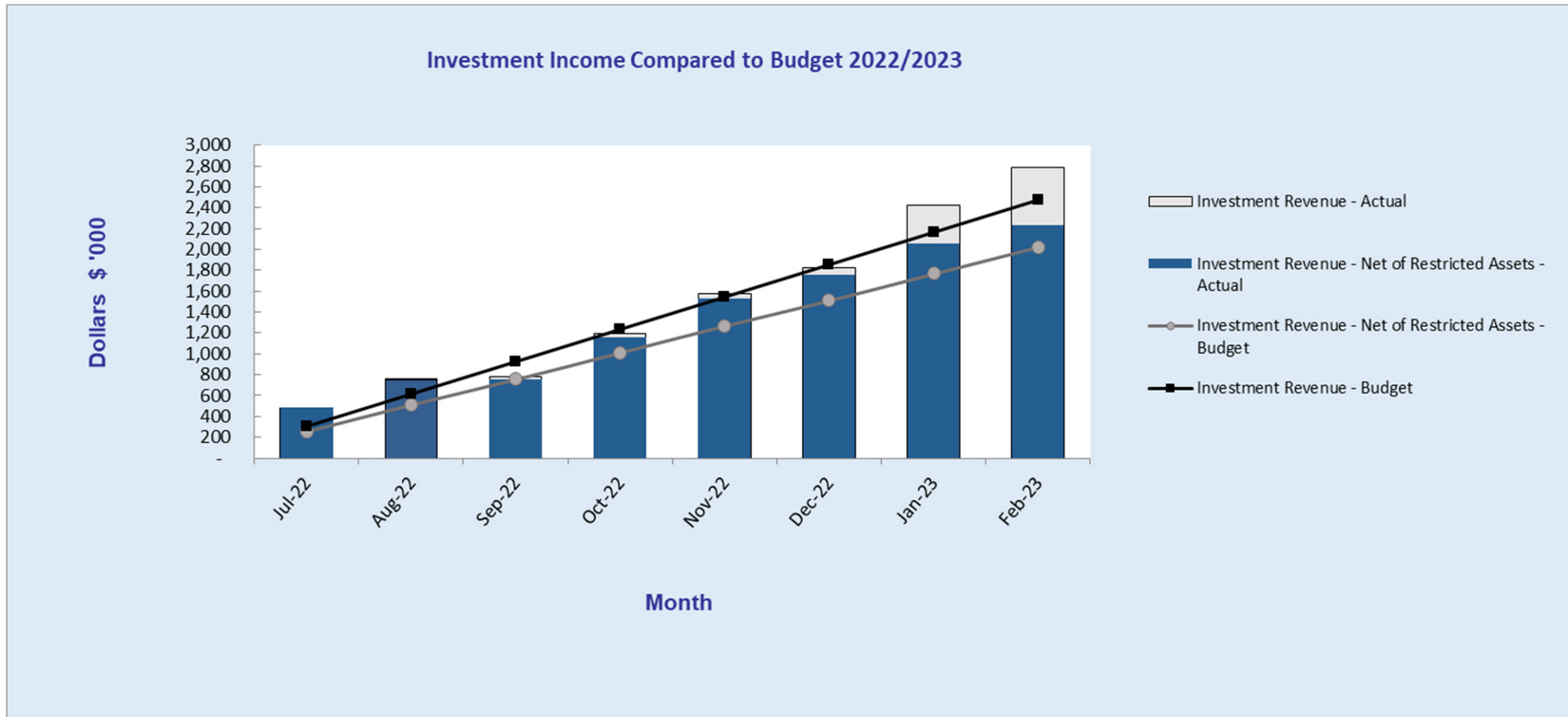
MANAGED FUNDS						
Investment Body	Rating	Purchase Price \$	Fair Value of Holding \$	Purchase Date	Monthly Return (Actual)	FYTD (Actual)
Tcorp Long Term Growth Facility Fund	N/A		3,634,746	13/06/2007	-0.84%	6.39%
Tcorp Medium Term Growth Facility Fund	N/A		4,792,121	14/06/2007	-0.78%	3.87%
Total			8,426,867			

Membership interest in Investment Body	Fair Value of Holding \$
CivicRisk Mutual Limited	2,524,000
TOTAL INVESTMENTS	\$ 163,884,844

* The maturity date provided is the weighted-average life of the security. This is the average amount of time that will elapse from the date of security's issuance until each dollar is repaid based on an actuarial assessment. Assessments are carried out on a regular basis which can potentially extend the life of the investment. Current assessments anticipate an extension of life of the investment.

This is to certify that all of the above investments have been placed in accordance with the Act, the regulations and Council's Investment Policies.

Brian Jenkins
RESPONSIBLE ACCOUNTING OFFICER



ITEM 15

CITY OF WOLLONGONG TRAFFIC COMMITTEE MINUTES OF MEETING HELD 14 MARCH 2023

The City of Wollongong Traffic Committee meeting was held on 14 March 2023. The recommendations of items listed in Sections 3 and 7 of the Traffic Committee Minutes, relating to temporary road closures, are referred to Council for consideration. Temporary road closures, in accordance with the Regulation of public roads for works or events by independent parties, must be considered by Council. Road closures are not considered under delegated authority to the General Manager.

The items in Section 2 and 4 to 5 of the Local Traffic Committee Minutes are endorsed under Delegated Authority of the General Manager and do not require referral to Council. Items that appear in Sections 2 and 4 to 5 of previous Wollongong Traffic Committee will form part of the published minutes.

RECOMMENDATION

In accordance with the delegated authority to Council, the Minutes and Recommendations of the Wollongong Traffic Committee held on 14 March 2023 in relation to regulation of Traffic as outlined within this report, be adopted.

REPORT AUTHORISATIONS

Report of: Jeremy Morgan, Manager Infrastructure, Strategy + Planning
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

- 1 Council - 14 March 2023 - ANZAC Day Corrimal 1 of 3
- 2 Council - 14 March 2023 - ANZAC Day Corrimal 2 of 3
- 3 Council - 14 March 2023 - ANZAC Day Corrimal 3 of 3
- 4 Council - 14 March 2023 - Wollongong, Public Procession on Orthodox Easter Friday, 14 April 2023
- 5 Council - 14 March 2023 - ANZAC Day Wollongong 1 of 3
- 6 Council - 14 March 2023 - ANZAC Day Wollongong 2 of 3
- 7 Council - 14 March 2023 - ANZAC Day Wollongong 3 of 3
- 8 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 1 of 11
- 9 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 2 of 11
- 10 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 3 of 11
- 11 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 4 of 11
- 12 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 5 of 11
- 13 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 6 of 11
- 14 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 7 of 11
- 15 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 8 of 11
- 16 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 9 of 11
- 17 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 10 of 11
- 18 Council - 14 March 2023 - Marshall Mount, Ken Dinnerville Road Race 11 of 11

BACKGROUND

1. CORRIMAL, Princes Highway and Railway Street – Ward 1 – Princes Highway and Railway Street – ANZAC Day Road closures

The Corrimal RSL Club has applied for a road closure of the Princes Highway and Railway Street on ANZAC Day from 4am until 9am. The Traffic Management Plan submitted shows the same arrangements as in 2022, including suitable vehicle mitigation measures. The timeline for the day is below:

- 4.00am: set up
- 4.45am: close the road and bring heavy's in
- 5.15am: they line up on street
- 5.30am: they march down to Anzac Grove ready for 6am service then approximately 7am everyone walks back

- 7.45am: we do a drive through and make sure no one is on street
- 8.00am: open and heavy vehicles pack up
- By 9:00am: all signs collected and vehicles off the road

PROPOSAL

The road closures be approved subject to the submitted Traffic Control Plans and [Council's Standard Conditions for Road Closures](#).

CONSULTATION AND COMMUNICATION

It is a condition of approval that the applicant consults with residents and businesses who may be affected by the road closure.

BACKGROUND

2. WOLLONGONG, Stewart, Harbour, Corrimal, Burelli Streets – Ward 2 – Public Procession on Orthodox Easter Friday, 14 April 2023

On behalf of both Orthodox Churches in Stewart Street, Wollongong, the Macedonian Church has requested permission for road closures of Stewart, Harbour, Burelli and Corrimal Streets for the purpose of the traditional annual Orthodox Easter procession. The road closures will take effect from approximately 8pm to approximately 10pm on 14 April 2023.

The Traffic Management Plans includes vehicle mitigation to protect attendees from out-of-control vehicles. The Macedonian Church procession will occupy Stewart, Harbour and Burelli Streets, but will be confined to the footpath on Corrimal Street as it returns to the Church. Following completion of the first procession, the Greek Orthodox Church will proceed on the same route and use the same traffic management company. For the duration of the closure all bus services will need to divert via Kembla and Burelli Street.

Access in and out of the area for local residents and the Council Carpark will be managed on a case by case basis depending on where the parade is, they may be able to be let through under the guidance of a traffic controller. There is a tail vehicle that follows the parade from church around to McDonalds car park Burelli St side then travels through car park, ready for the Greek parade. When the tail vehicle has passed and authority from the tail driver has been given to ground staff residents are walked up to driveway with traffic control.

The order of events is proposed as follows by the Traffic Control Company managing the event:

- 7.15pm: Traffic control arrive on site
- 7.30pm: Signage set up begins
- 7.45pm to 8.00pm: Close Corrimal Street and set up Heavy Vehicle
- 8.15pm: All intersections are closed connecting Harbour Street and Stewart Street
- 8.20pm: Macedonia Church Lines up in Church Carpark
- 8.30pm: Macedonian Church walk starts
- 9.00pm: Macedonia Church walk finishes
- 9.10pm: Greek walk starts
- 9.40pm: Greek walk finishes. Heavy Vehicles Removed from Corrimal Street. Harbour Street opens along with Burelli and Stewart Street
- 9.45pm: Street signs are collected

PROPOSAL

The road closures be approved subject to the submitted Traffic Control Plans and [Council's Standard Conditions for Road Closures](#).

Additional Recommendations:

1. Update Detour Plan as there is a No Right Turn at the intersection of Kembla Street and Burelli Street northbound. Detour eastbound only via Market Street instead. Clear signage to be provided at Crown St to continue straight to Market St.

2. Notification to the affected members of the public must be provided 2 weeks before and have a clear point of contact (name and contact phone number).
3. VMS boards are to be provided a minimum of 2 weeks before on Corrimal Street in both directions.
4. The applicant is to inform the Win Entertainment Centre of the proposed closure. There is an event on the same day with approximately 1000 attendees, therefore the applicant must liaise with them prior to the event.

CONSULTATION AND COMMUNICATION

Consultation by the applicant with affected residents and businesses to be carried out prior to the event.

BACKGROUND

3. WOLLONGONG, Simpson Place, Church, Kembla, Burelli and Crown Streets – Ward 2 – Wollongong ANZAC Day Parade

Wollongong RSL have proposed road closures for Church Street and Burelli Street for a short march for the Dawn Service which will leave the club building in Church Street and proceed across Burelli Street to the Cenotaph in McCabe Park. The closure will take place between 4.30am and 6am. The Dawn Service is to begin at 5am.

The main Wollongong Anzac Day March will involve road closures of Kembla, Burelli and Church Streets and Simpson Place from 9.00am until 12pm on Anzac Day. The parade will assemble within the Wollongong Mall with the motor vehicles assembling in Kembla Street. Once the vehicles have cleared Kembla Street the main parade will proceed along Kembla Street from the Mall to Burelli and Church Streets where the parade will proceed past the intersection with Stewart Street and disburse through the car park at McCabe Park.

Timing is as follows:

- 3.45am: TMS onsite
- 4.30am: Install Dawn Service Road Closure
- 5.00am: Dawn Service to Commence
- 5.55am: Remove mitigation vehicles
- 6.00am: Remove road closures
- 9.00am: Install road closures
- 9.05am: Install mitigation vehicles
- 9.15am: Vintage cars form up on eastern side of Kembla St
- 9.45am: Police escort arrives
- 10.00am: ANZAC Day March commences
- 11.00am: ANZAC Day march concludes
- 12.00pm: Roads opened

PROPOSAL

The road closures be approved subject to the submitted Traffic Control Plans and [Council's Standard Conditions for Road Closures](#).

Additional Recommendations:

1. VMS boards to be set up on the road 2 weeks prior to the event to warn drivers of the upcoming closures.
2. Detour sign to be installed at the intersection of Kenny St and Burelli St
3. Applicant to apply for a Road Occupancy License (ROL)

CONSULTATION AND COMMUNICATION

Councils Events Team have confirmed they will be consulted with Bus Services, Taxi's and NSW Police prior to Traffic Committee.

It is a condition of approval that the applicant consults with residents and businesses who may be affected by the road closure.

BACKGROUND

4. MARSHALL MOUNT, Various Streets – Ward 3 – Ken Dinnerville Memorial Road Race and Barbara Wyles Handicap

Illawarra Cycle Club on behalf of AusCycling has applied to Council to run the Ken Dinnerville Memorial Road Race and Barbara Wyles Handicap on the 4 June 2023 from 7.30am to 12.30pm. A similar event was approved at the 28 June 2022 Traffic Committee meeting for the Australian Juniors and Masters Road Nationals championships that was held in September 2022. The current proposal uses the same course that was previously approved and involves road closures on the following roads:

- Avondale Road
- Huntley Road
- Marshall Mount Road

A VMS will be installed 1 week prior to event on Huntley Road just west of Princes Highway Dapto. As was the case for the previous road race, Council requires the addition of VMS units at Calderwood Road/Marshall Mount Road and Yallah Road/Princes Highway.

An escort vehicle will be used to assist residents accessing their properties and access for emergency vehicles will be maintained at all times.

The police have been informed of the event. Lake Illawarra Police have requested AusCycling process the required event application upon completion of TMP.

PROPOSAL

Plans be approved.

Additional Recommendations:

1. The road closures be approved subject to the submitted [Council's Standard Conditions for Road Closures](#)
2. Additional VMS(s) at Calderwood Road/Marshall Mount Rd and Yallah Road/Princes Highway are required.
3. All VMS notification to be 2 weeks prior to the event.
4. Approval is granted on roads within the Wollongong LGA boundary. The Applicant is to contact Shellharbour City Council for approvals within their LGA.
5. Community letter box drop to impacted residents/business at least 2 weeks prior and include contact person and number.
6. The applicant is to apply for Road Occupancy License (ROL) through TfNSW due to the noted impacts to the state road ie. Tongarra Road Albion Park.
7. The applicant is to liaise with Premier Illawarra directly as per their TMP commitment to ensure minimal disruption to public transport.

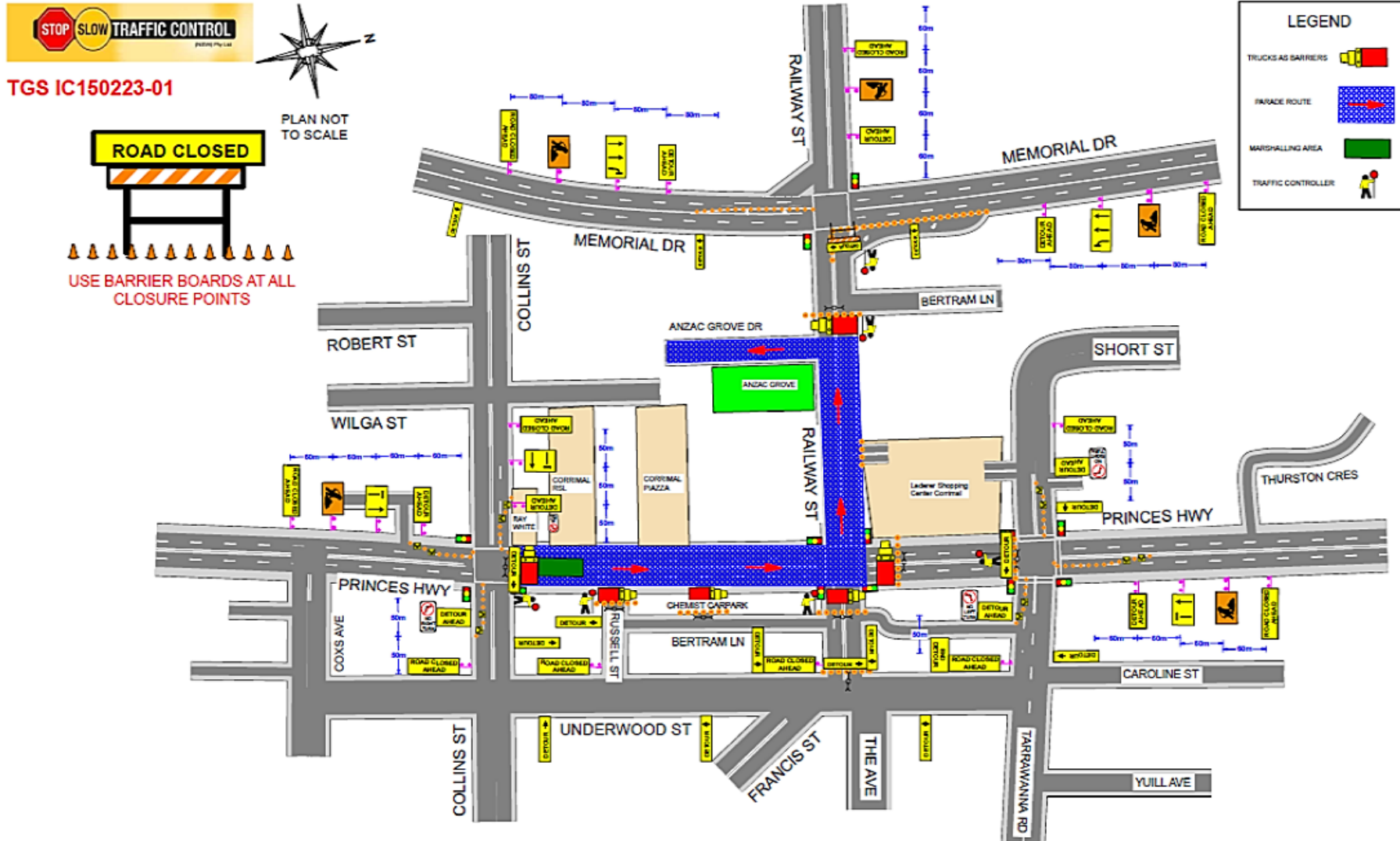
CONSULTATION AND COMMUNICATION

The proponent is to carry out community consultation in advance of the event and manage any reasonable resident concerns.

PLANNING AND POLICY IMPACT

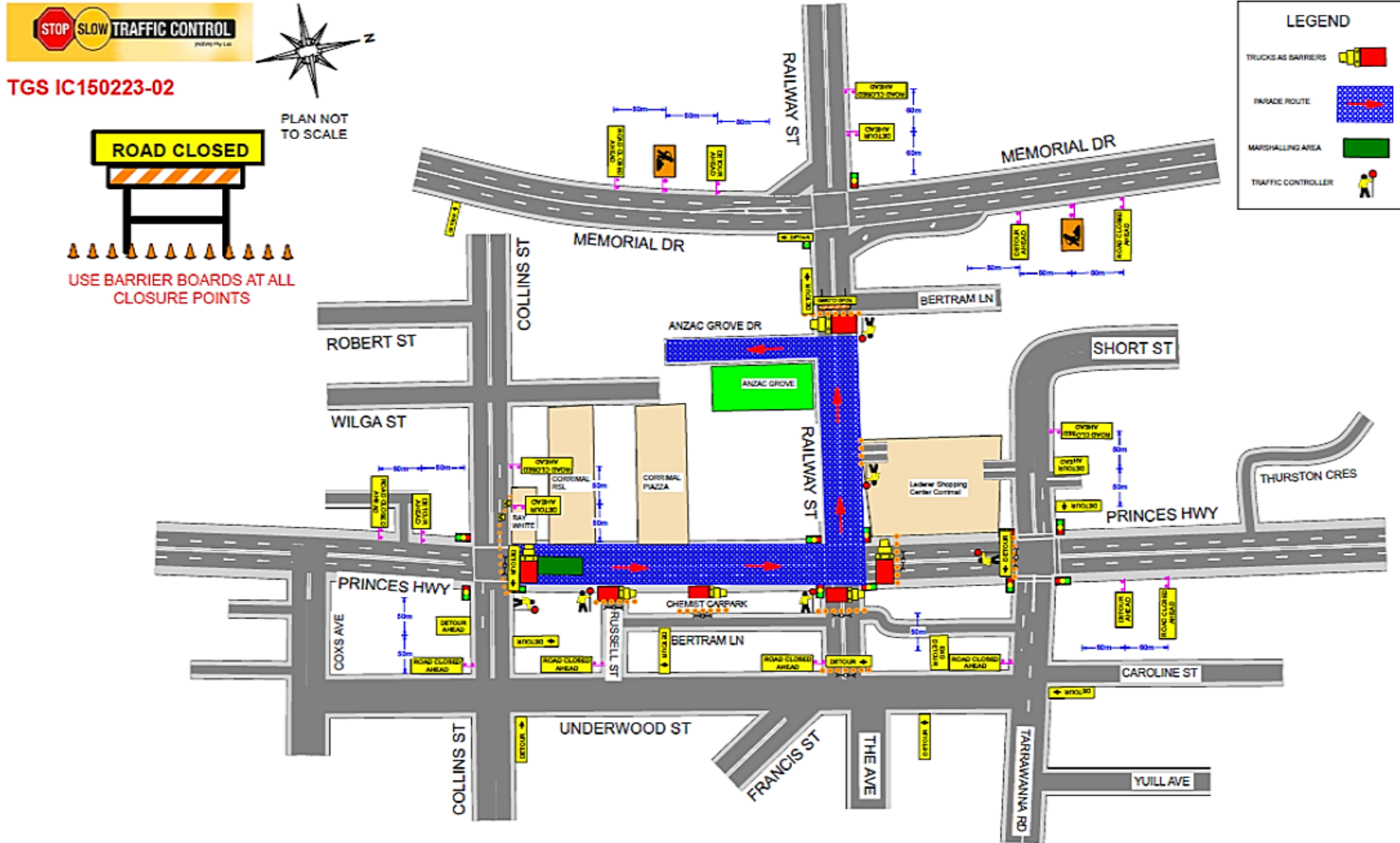
[CSP Strategy and DP Services](#)

This report contributes to the delivery of Our Wollongong 2032 Goal "We have affordable and accessible transport". It specifically delivers on the core business activities as detailed in the Transport Services.



CORRIMAL RSL SUB BRANCH ANZAC DAY DAWN SERVICE 2023

	TGS #: IC-150223-01	Client: Corrimal RSL ANZAC Day 2023	Description of the works: ANZAC Day March from Corrimal RSL Sub Branch. Parade will commence outside the RSL on Princes Highway and travel south then left into Railway St and finish at the War Memorial in ANZAC Grove.	Date	Rev	Comments	Drawn By: Isabelle Curran TCT 0030130	
		Road Name: Princes Highway between Collins St & Short St		Revisions 13/04/18 00 Initial Design 22/02/19 01 Routine Revision for 2019 22/02/22 - Routine Revision for 2022 15/02/23 02 Routine Revision for 2023	Checked By: Allan Smith			
	Suburb: Corrimal							



TGS IC150223-02



PLAN NOT TO SCALE

LEGEND

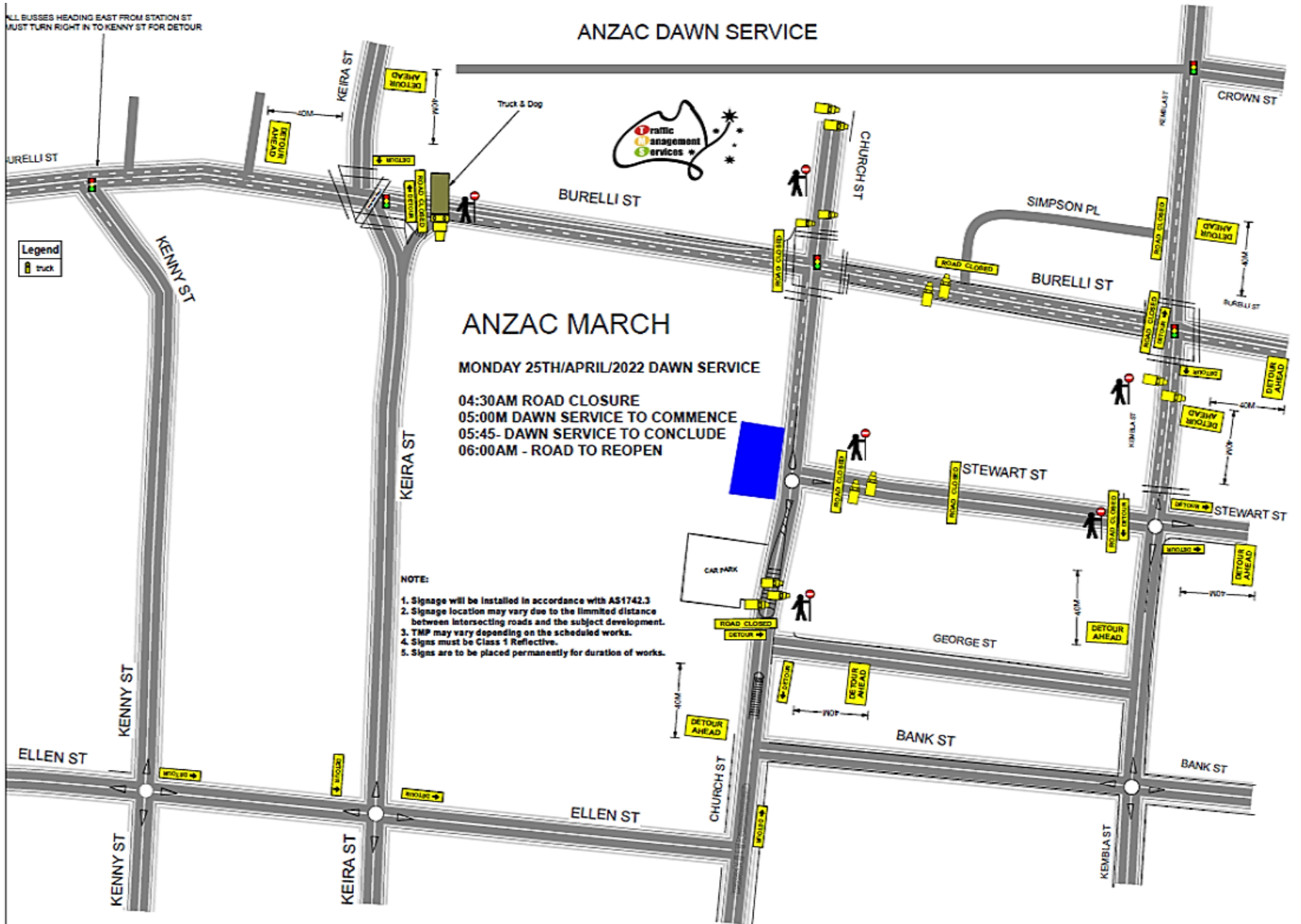
- TRUCKS AS BARRIERS
- PARADE ROUTE
- MARSHALLING AREA
- TRAFFIC CONTROLLER

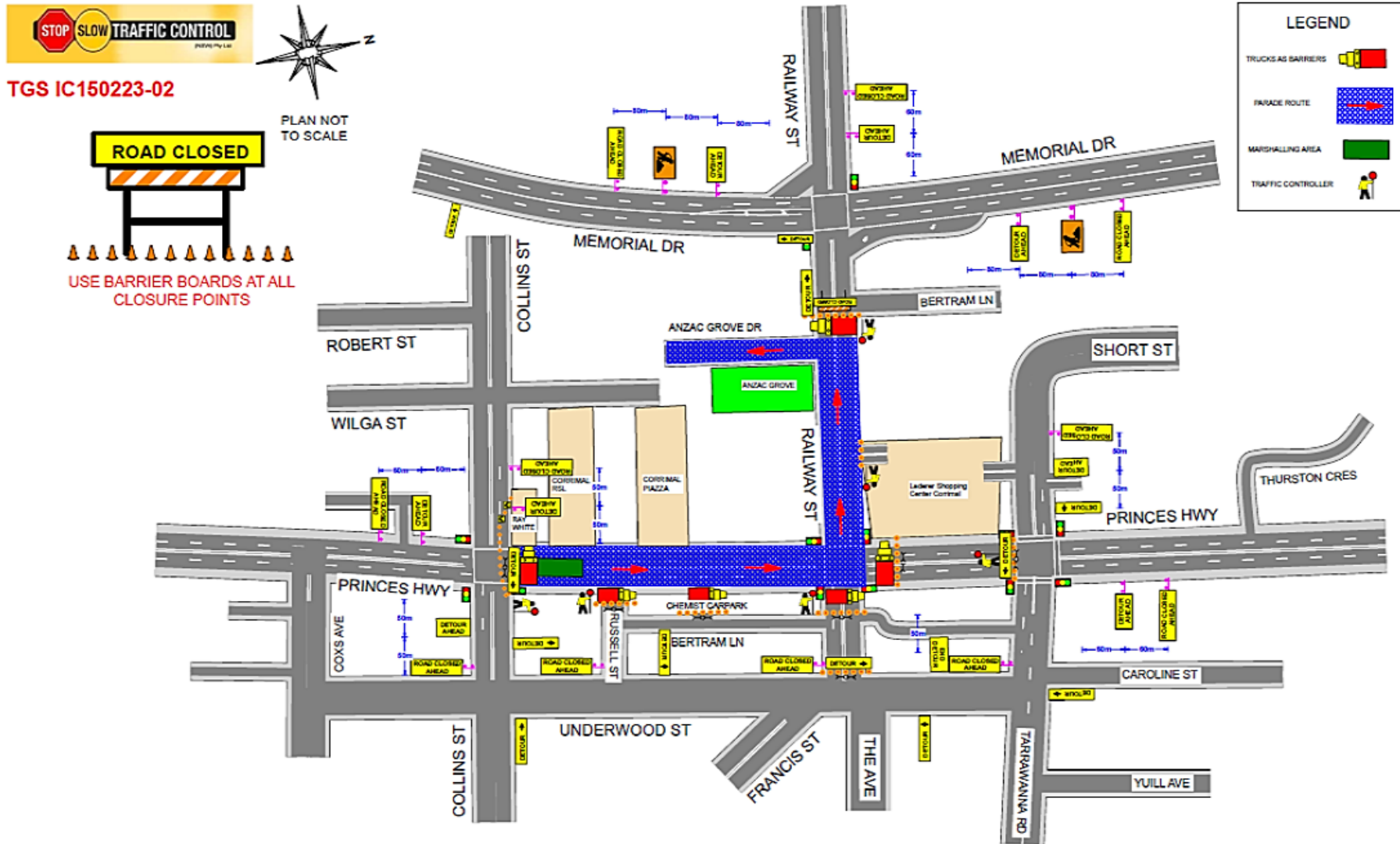
CORRIMAL RSL SUB BRANCH ANZAC DAY DAWN SERVICE 2023

	TGS #:	Client:	Description of the works:	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>Date</th> <th>Rev</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td></td> <td>13/04/18</td> <td>00</td> <td>Initial Design</td> </tr> <tr> <td></td> <td>22/02/19</td> <td>01</td> <td>Routine Revision for 2019</td> </tr> <tr> <td></td> <td>22/02/22</td> <td>--</td> <td>Routine Revision for 2022</td> </tr> <tr> <td></td> <td>15/02/23</td> <td>02</td> <td>Routine Revision for 2023</td> </tr> </tbody> </table>	REVISIONS	Date	Rev	Comments		13/04/18	00	Initial Design		22/02/19	01	Routine Revision for 2019		22/02/22	--	Routine Revision for 2022		15/02/23	02	Routine Revision for 2023
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	Road Name:	Suburb:																						
	Princes Highway between Collins St & Short St	Corrimal																						

YOUR HEALTH & SAFETY
 TRAFFIC CONTROL WORK





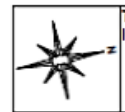


TGS IC150223-02



USE BARRIER BOARDS AT ALL CLOSURE POINTS

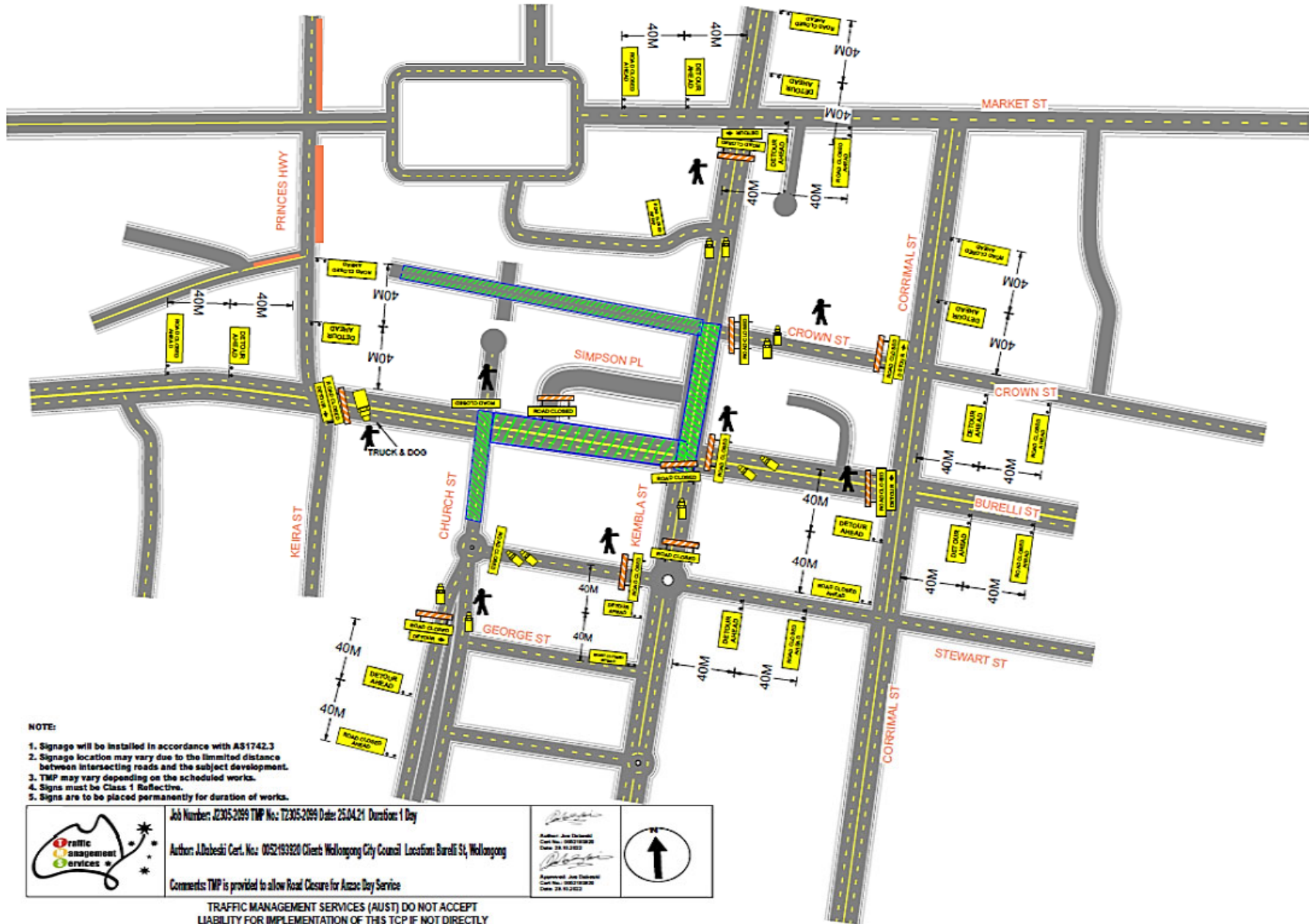
PLAN NOT TO SCALE

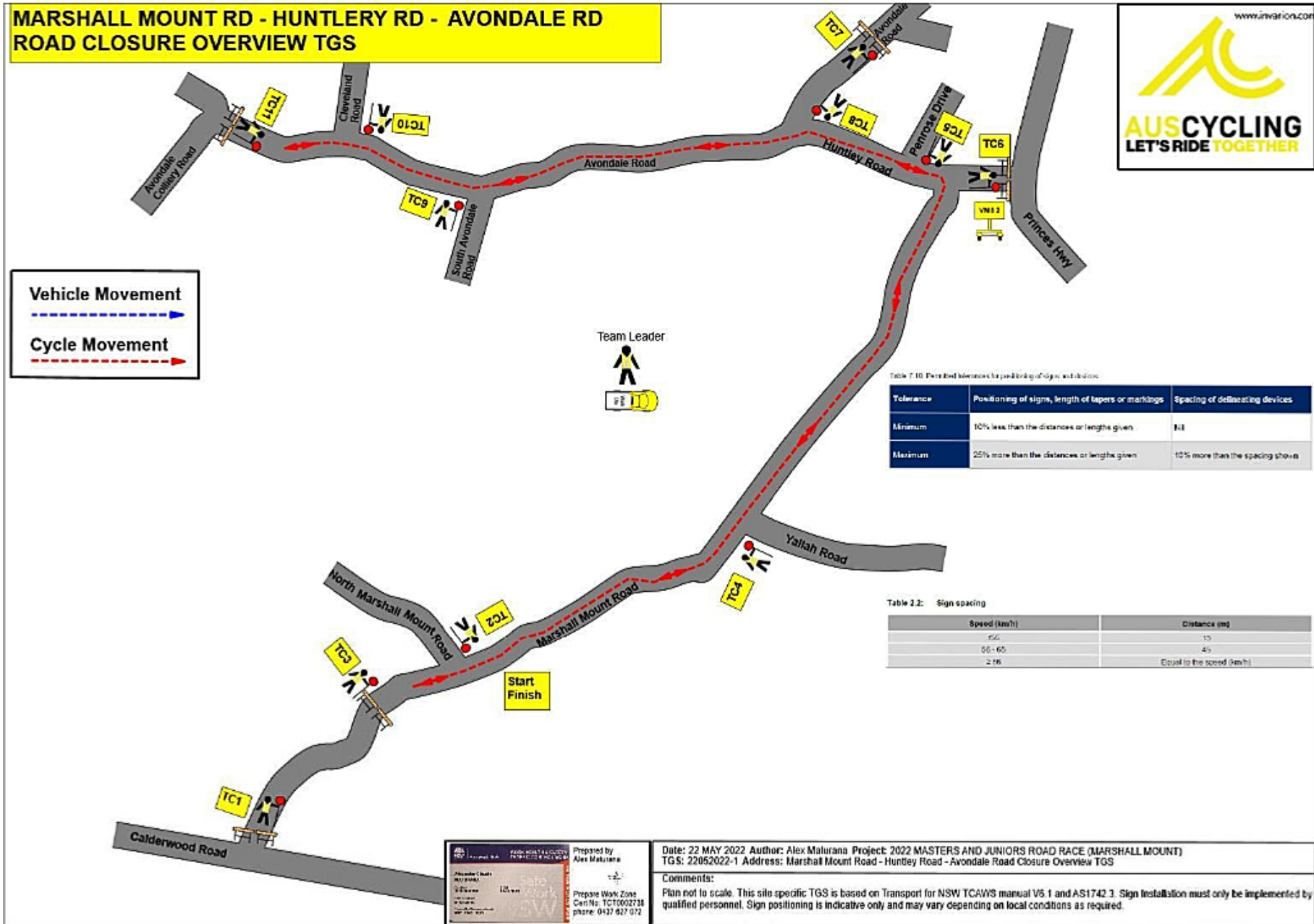


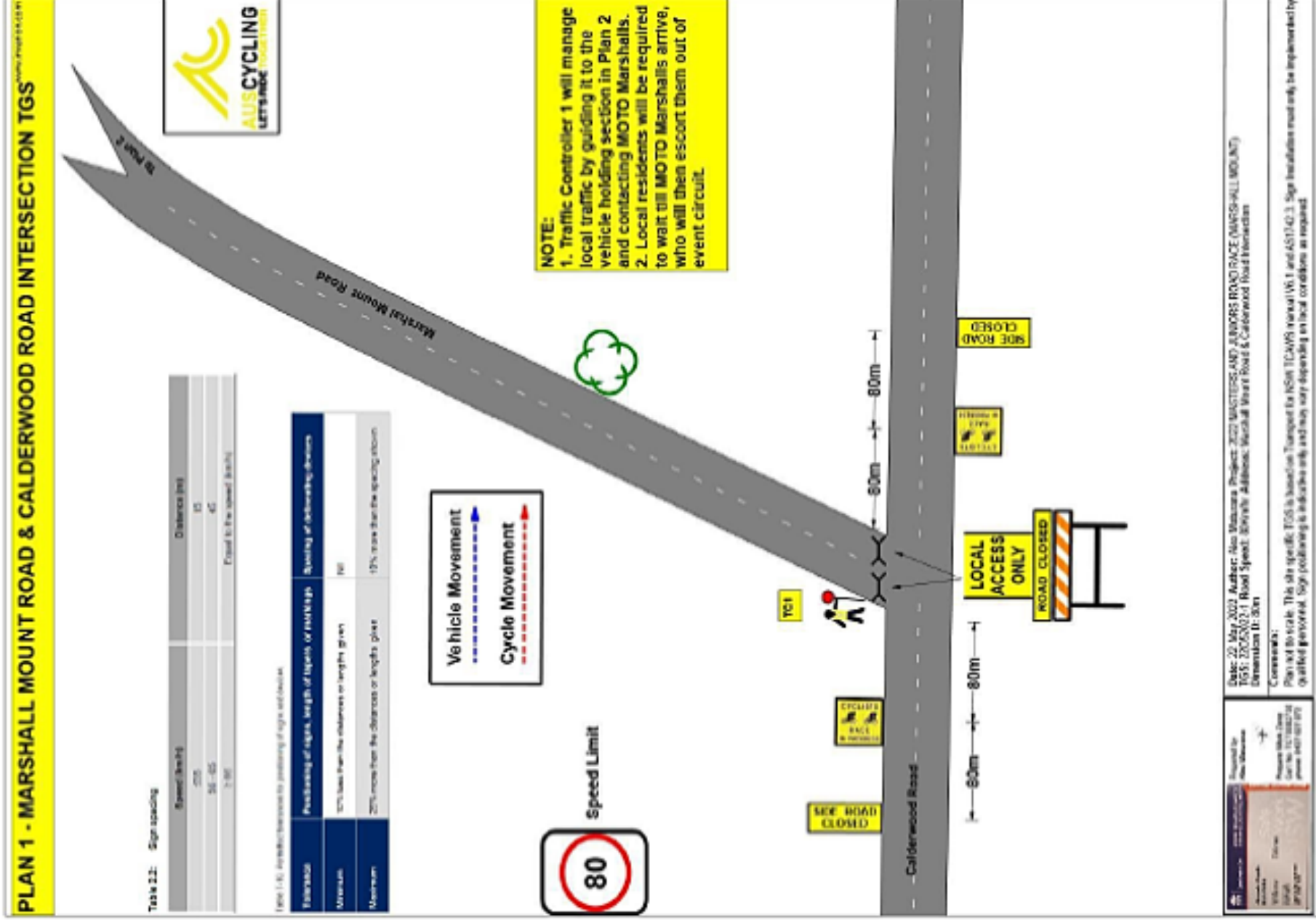
CORRIMAL RSL SUB BRANCH ANZAC DAY DAWN SERVICE 2023

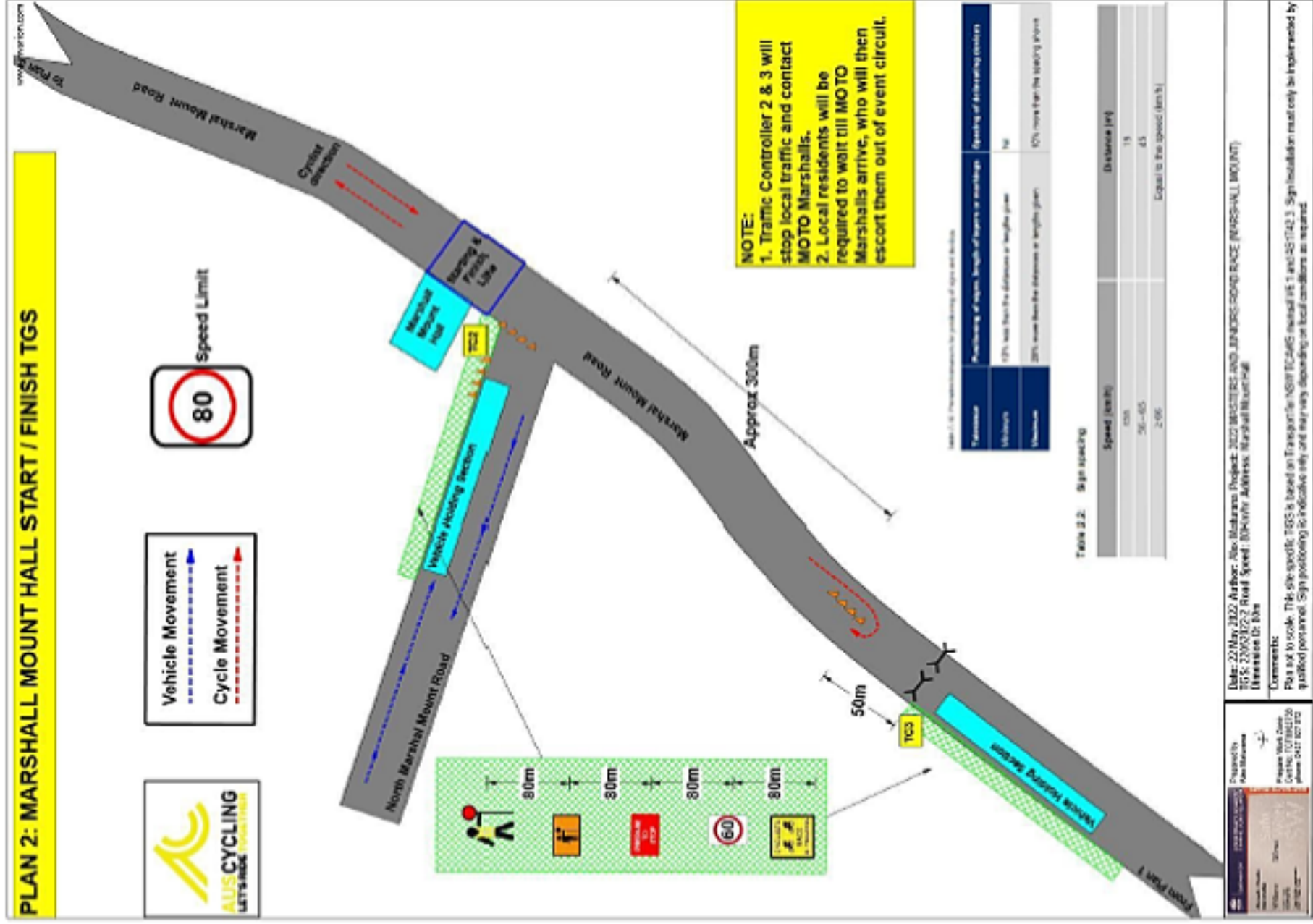
	TGS #:	IC-150223-02	Client:	Corrimal RSL ANZAC Day 2023	Description of the works: ANZAC Day March from Corrimal RSL Sub Branch. Parade will commence outside the RSL on Princes Highway and travel south then left into Railway St and finish at the War Memorial in ANZAC Grove.	Date	13/04/18	Rev	00	Comments	Initial Design	Drawn By:	Isabelle Curran
	Road Name:	Princes Highway between Collins St & Short St	Suburb:	Corrimal		REVISIONS 22/02/19 01 Routine Revision for 2019 22/02/22 -- Routine Revision for 2022 15/02/23 02 Routine Revision for 2023	22/02/22	01	01	Routine Revision for 2022	Checked By:	Allan Smith	

YOUR HEALTH & SAFETY
 TRAFFIC CONTROL, WORK
 Address for
 enquiries
 01 8022 1111
 08 1422 1111









PLAN 3: MARSHALL ROAD & YALLAH ROAD INTERSECTION TGS

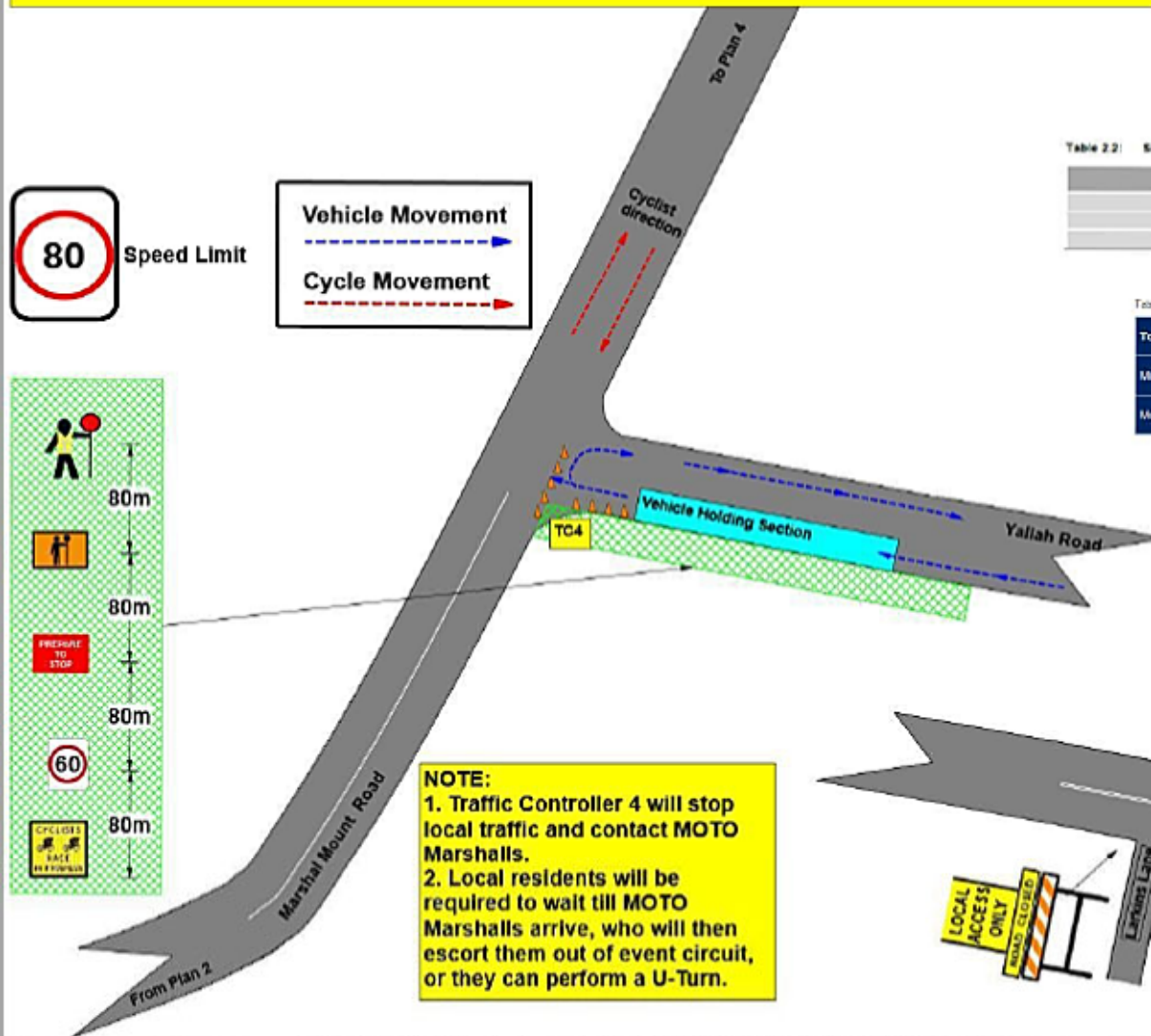
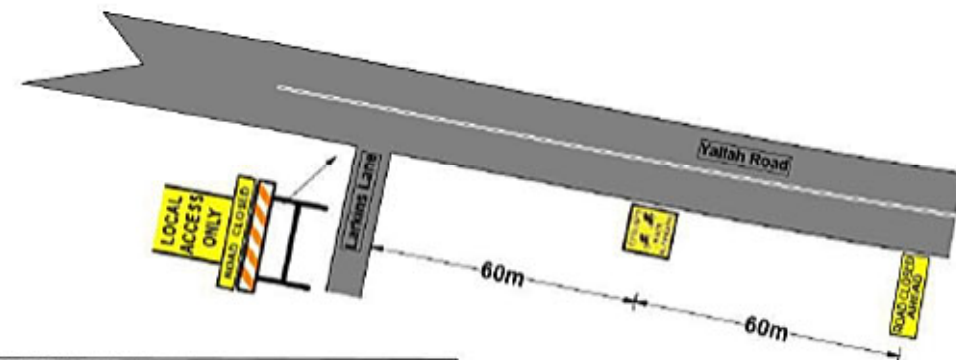
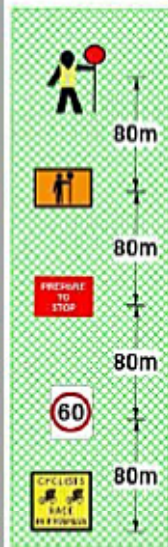



Table 2.2: Sign spacing

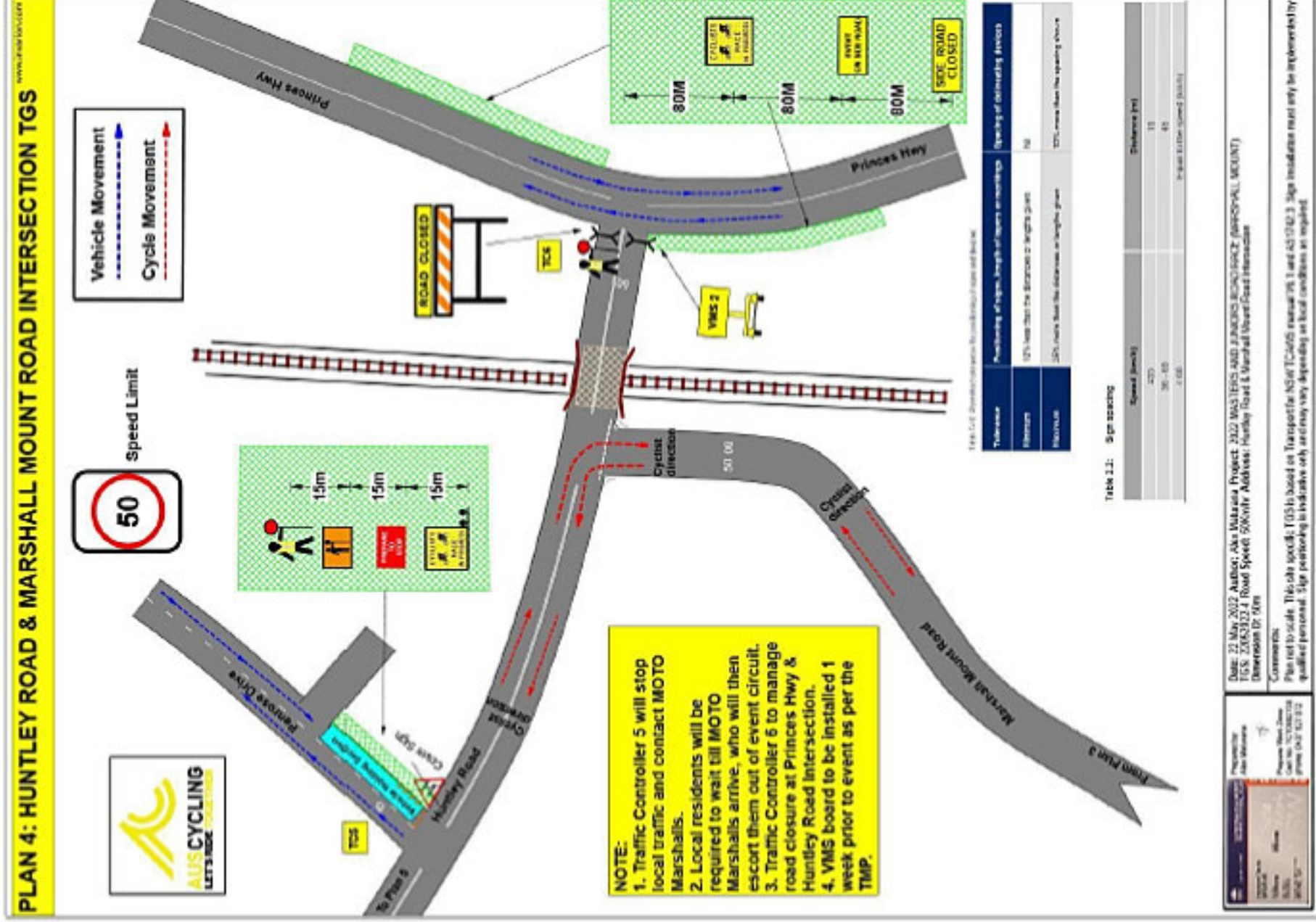
Speed (km/h)	Distance (m)
≤55	15
56 - 65	40
≥ 66	Equal to the speed (km/h)

Table 7-10: Permitted tolerances for positioning of work end devices

Tolerance	Positioning of signs, length of tapers or markings	Spacing of delineating devices
Minimum	10% less than the distances or lengths given	Nil
Maximum	25% more than the distances or lengths given	10% more than the spacing shown




 Prepared by Alex Maturana
 Date: 22 May 2022 Author: Alex Maturana Project: 2022 MASTERS AND JUNIORS ROAD RACE (MARSHALL MOUNT)
 TGS: Z2052022-3 Road Speed: 80km/hr Address: Marshall Mount Road & Yallah Intersection
 Dimension D: 80m
 Comments:
 Plan not to scale. This site specific TGS is based on Transport for NSW TCAWS manual V6.1 and AS1742.3. Sign installation must only be implemented by qualified personnel. Sign positioning is indicative only and may vary depending on local conditions as required.



PLAN 5: HUNTLEY ROAD & AVONDALE ROAD INTERSECTION TGS



Speed Limit

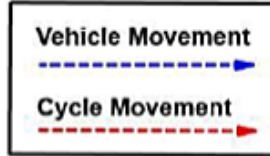
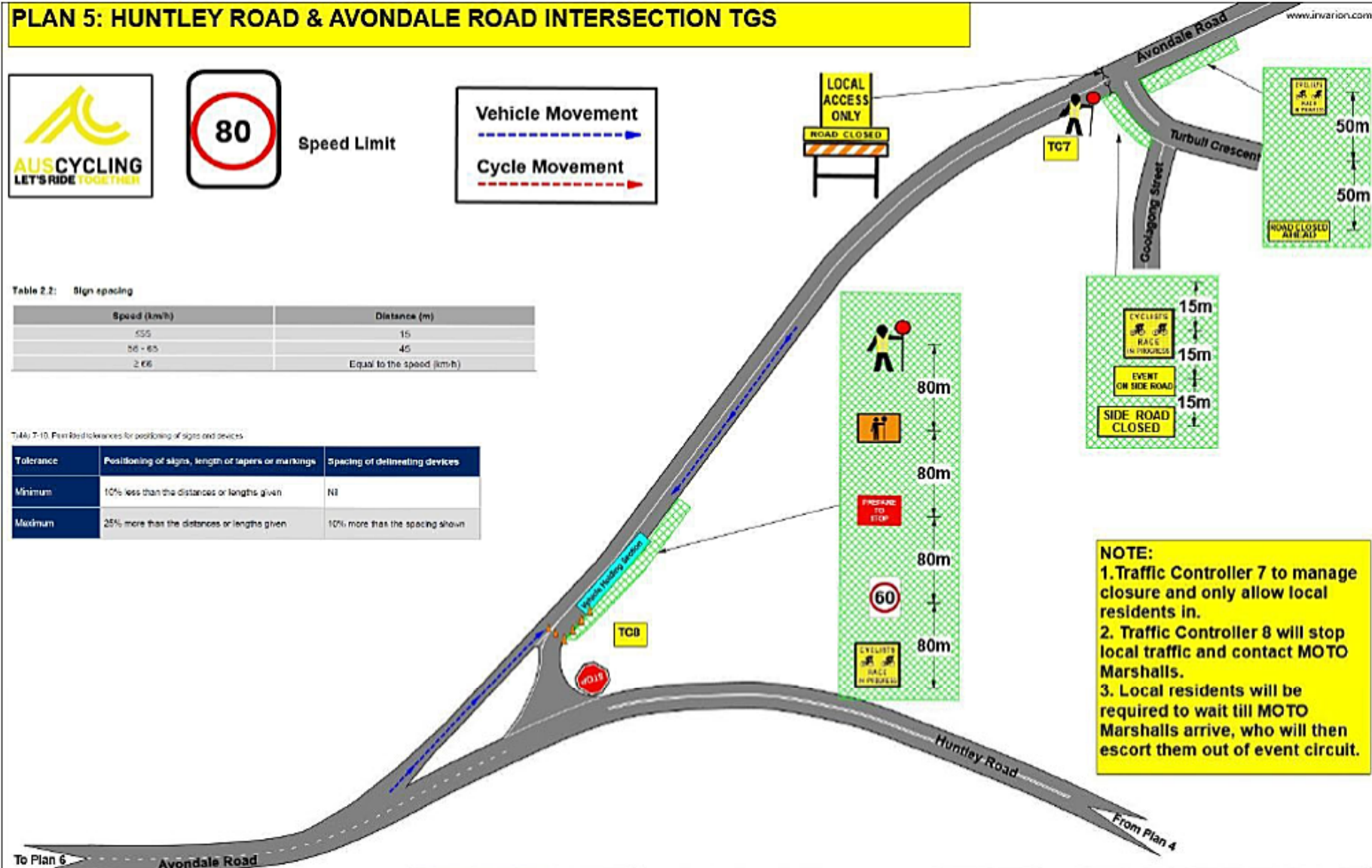


Table 2.2: Sign spacing

Speed (km/h)	Distance (m)
55	15
66 - 85	45
≥ 86	Equal to the speed (km/h)

Table 7-10: Permitted tolerances for positioning of signs and devices

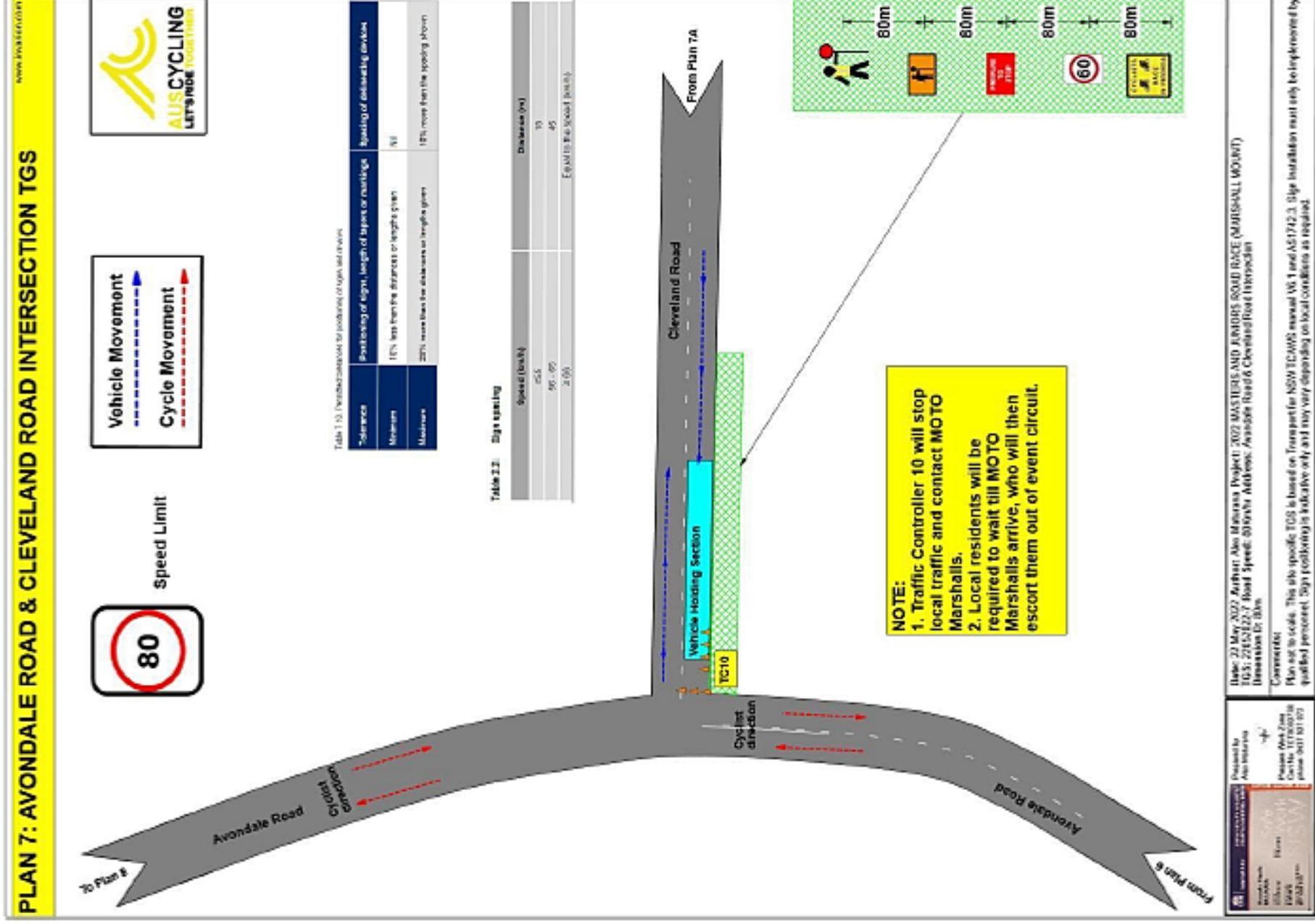
Tolerance	Positioning of signs, length of tapers or markings	Spacing of delineating devices
Minimum	10% less than the distances or lengths given	Nil
Maximum	25% more than the distances or lengths given	10% more than the spacing shown

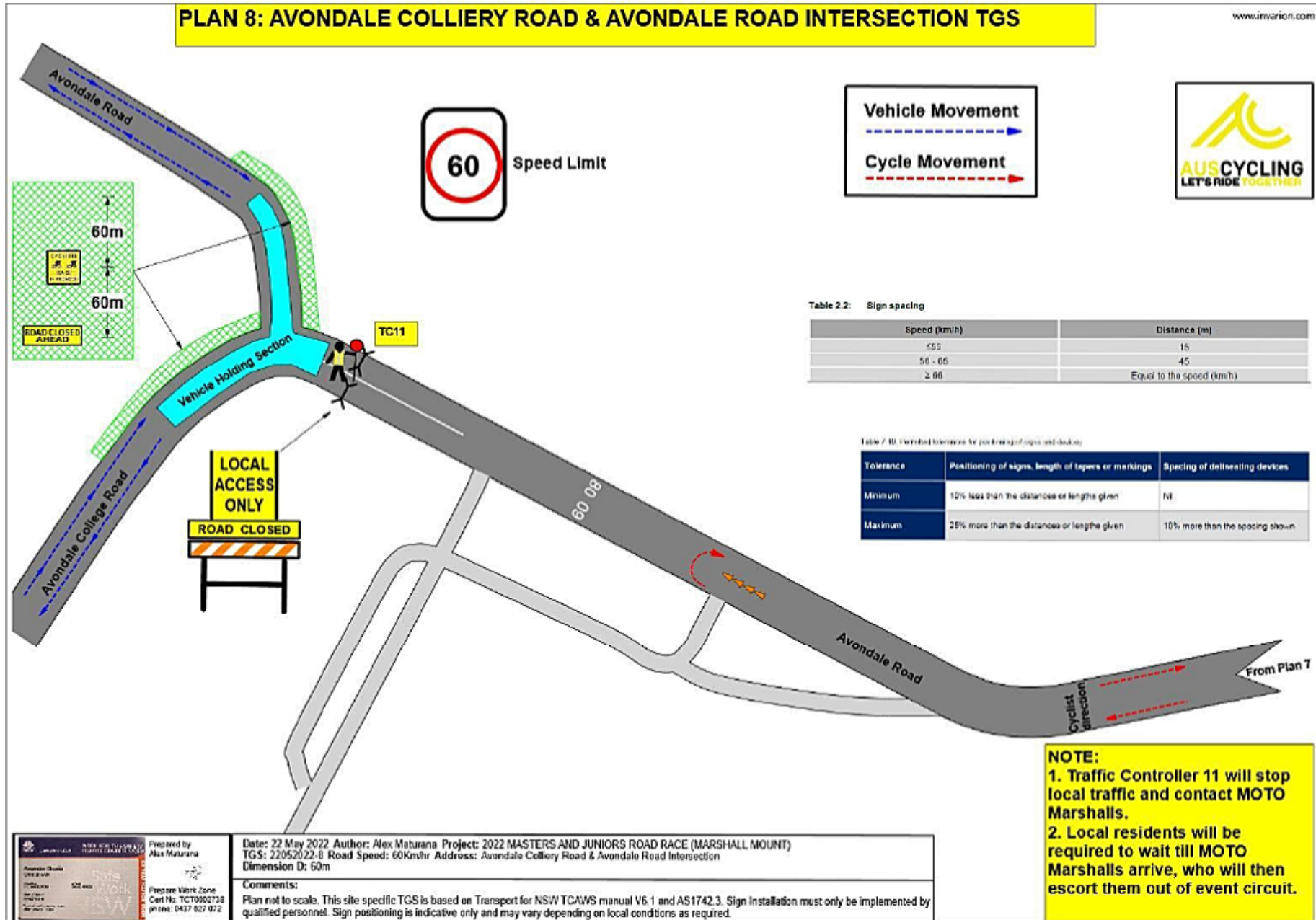


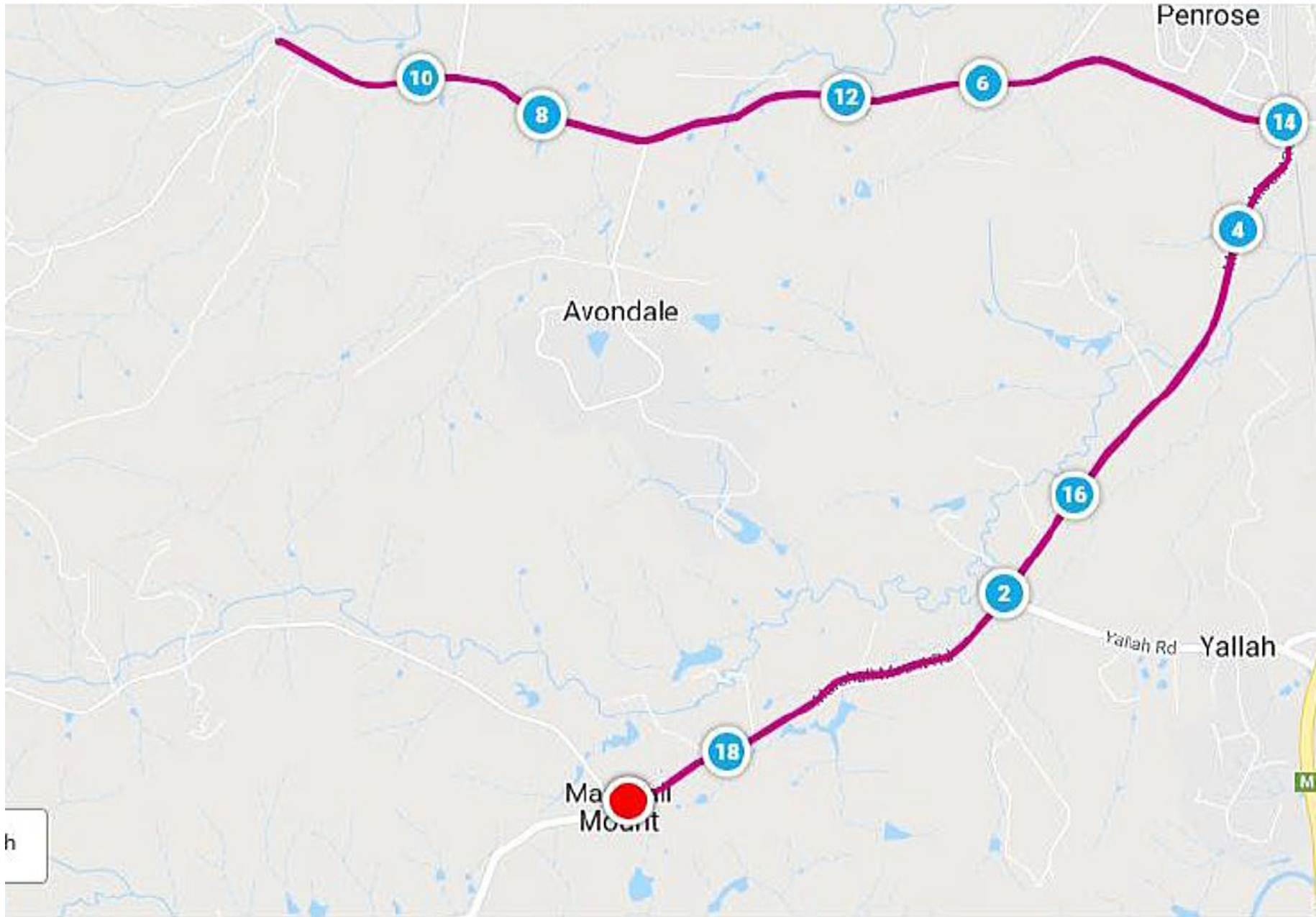
NOTE:
 1. Traffic Controller 7 to manage closure and only allow local residents in.
 2. Traffic Controller 8 will stop local traffic and contact MOTO Marshalls.
 3. Local residents will be required to wait till MOTO Marshalls arrive, who will then escort them out of event circuit.

Prepared by Alex Maturana
 Prepared Work Zone
 Cert No: TC10802758
 phone: 0437 627 072

Date: 22 May 2022 Author: Alex Maturana Project: 2022 MASTERS AND JUNIORS ROAD RACE (MARSHALL MOUNT)
 TGS: 22052022-5 Road Speed: 80km/hr Address: Huntley Road & Avondale Road Intersection
 Dimension D: 80m
 Comments:
 Plan not to scale. This site specific TGS is based on Transport for NSW TCAWS manual V6.1 and AS1742.3. Sign installation must only be implemented by qualified personnel. Sign positioning is indicative only and may vary depending on local conditions as required.







ITEM 16

NOTICE OF MOTION - COUNCILLOR TANIA BROWN - ADDRESSING REGIONAL SKILL SHORTAGE

Councillor Tania Brown has submitted the following Notice of Motion –

“Recognising that we face a regional skill shortage, to meet the forecast growth in jobs, I formally move that -

- 1 A roundtable be established with local Federal and State MP’s, Government agencies, peak bodies, the University of Wollongong, TAFE NSW and industry and community leaders to investigate how we can attract and recruit the workers needed for the pipeline of projects expected to occur in the region.
- 2 That a Briefing be delivered to Councillors conveying the outcomes of the roundtable.”

Background provided by Councillor Tania Brown:

According to Regional Development Australia (RDA) in their ‘Pre-Budget Submission – 2023’, the Illawarra Region is entering a period of unprecedented growth, with \$33 billion in construction and infrastructure development planned for completion by 2040. This includes projects to reduce sovereign risk around steelmaking; developing sustainable supplies of renewable energy; delivering housing and services for 65,000 new residents and improving the connectivity of the region by road, rail and digitally.

It is forecast that by 2031 the demand for skilled workers will have risen to over 4000 direct workers, up to 7000.