

ITEM 3

PUBLIC EXHIBITION - DRAFT WOLLONGONG LOCAL STRATEGIC PLANNING STATEMENT

On 29 June 2020, Council adopted the Wollongong Local Strategic Planning Statement 2020-2040 to provide a 20-year land use planning vision for the City. Council is required under legislation to review its Local Strategic Planning Statement at intervals of not more than seven years.

A draft revised Statement has been prepared which details Council's planning priorities with reference to a range of adopted supporting documents. It is recommended that Council endorse the draft Local Strategic Planning Statement for a minimum 28-day exhibition period, with the exhibition to coincide with that of the draft Community Strategic Plan.

RECOMMENDATION

The draft Wollongong Local Strategic Planning Statement be exhibited for a minimum 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 Strategic Planning Statement

BACKGROUND

In March 2018, amendments to the *Environmental Planning and Assessment Act 1979* introduced a new requirement for Council to prepare and make Local Strategic Planning Statements (LSPS). Council is required to review their LSPS at least every seven years. An adopted LSPS will set out -

- A 20-year vision for land use in the local area.
- The special characteristics which contribute to local identity.
- Shared community values to be maintained and enhanced.
- How growth and change will be managed into the future

On 29 June 2020, Council adopted the current *Wollongong LSPS 2020-2040*. The LSPS has been used as an important guiding document in the assessment of Planning Proposals to amend the Wollongong Local Environmental Plan 2009. LSPS 2020-2040 included actions under 6 planning themes.

- 1 Jobs and Economic Growth.
- 2 Housing for all.
- 3 Inclusive and Connected Communities.
- 4 Climate action and resilience.
- 5 Protect the natural environment.
- 6 Enabling Infrastructure and Transport.

The completed actions of the LSPS 2020-2040 include the following adopted strategies and plans:

- *Creative Wollongong.*
- *Wollongong City Centre Urban Design Framework.*
- *Tourism Accommodation Strategy.*
- *Wollongong Retail and Business Centres Strategy.*
- *Wollongong Industrial Lands Review.*
- *Affordable Housing Policy and Procedures.*

- *Wollongong Housing Strategy.*
- *Plan of Management for 32 Council Reserves,*
- *Helensburgh Park Plan of Management.*
- *Sustainable Wollongong 2030.*
- *Net Zero 2050: Climate Change Mitigation Plan.*
- *Climate Change Adaptation Plan.*
- *Lake Illawarra Coastal Management Program.*
- *Towradgi Creek Flood Risk Management Study and Plan.*
- *Mullet Creek Flood Risk Management Study and Plan.*
- *Fairy and Cabbage Creek Flood Risk Management Study and Plan.*
- *Allans Creek Flood Risk Management Study and Plan.*
- *Wollongong Cycling Strategy.*
- *Waste and Resource Recovery Strategy.*
- *West Dapto Social Needs Assessment.*

Since the adoption of this LSPS, a revised Regional Plan has been published, the Illawarra Shoalhaven Regional Plan 2041. In addition, several other significant State strategies have been released including:

- *State Infrastructure Strategy 2022 – 2042* (Infrastructure NSW)
- *Illawarra Shoalhaven Regional Transport Plan – 2021* (Transport for NSW)
- *NSW Net Zero Plan: 2020-2030*
- *Connecting with Country Framework – July 2023* (Government Architect NSW)

In addition to strategic documents, amendments to policy since the adoption of the current LSPS are also relevant. The Department of Planning, Housing and Infrastructure (DPHI) has been delivering on an ambitious agenda to increase housing supply via a range of mechanisms including:

- *Housing Targets:* 9,200 new dwellings in Wollongong by 2029
- *Transport Oriented Development:* uplifted controls around Corrimal, Dapto and North Wollongong Stations
- *Low and Mid rise Housing:* increasing the permissibility of medium density housing types across residential zones, and increasing the allowable density of medium density housing types around certain Centres including Dapto, Fairy Meadow, Warrawong and Corrimal
- *Infill Affordable Housing bonus:* 2 applications determined and 9 under assessment which when combined include a potential 525 affordable units
- *State Assessed Planning Proposal:* Planning Proposal to enable 1,300 dwellings on Warrawong Plaza site
- *Housing Delivery Authority:* alternative planning pathway for proponent led planning proposals and development applications for larger housing developments

The strategic and policy context presents a good opportunity for Council to update the existing LSPS and reinforce the approaches of our adopted strategies.

The review and update of the LSPS has been timed to be within the 7-year renewal timeframe and coincide with development of a new Community Strategic Plan.

The draft LSPS 2026-2046 has been informed by community and industry feedback gathered over the last five years during the development of major land use and other strategies, and via the recent engagement to inform the Community Strategic Plan.

PROPOSAL

The draft LSPS draws on existing strategic priorities and programs to provide a single source document that sets out our approach to land use planning over the next 20 years, including the actions and outcomes we have committed to under our adopted strategies.

The document provides the community with a realistic picture of where growth and change will be focussed, and what expectations Council will place on proposals to amend the planning framework over that period.

Context: The draft LSPS outlines the current and future context for planning in Wollongong. Relevant demographic and environmental characteristics are related to the forecast areas of change including significant housing growth, employment capacity and climate change impacts.

The document recognises Wollongong's progress in delivering on an ambitious agenda to provide diverse and high-quality housing in the right locations for a population which will grow significantly over the next 20 years.

The document highlights that the natural places and processes which make Wollongong unique and beautiful, are also what make it vulnerable to environmental risks and hazards. Amendments to the planning framework, especially to enable development intensification, must recognise these constraints and values.

The draft LSPS defines a vision and 12 planning priorities under three themes. The planning priorities outline the shared community values to be maintained and enhanced, and how growth and change will be managed into the future.

Vision: As Wollongong's community grows and the climate changes, we will plan and develop for a sustainable future. Our plans will have their foundation in Wollongong's unique places and landscapes and seek to deliver healthy Country and community well-being. Wollongong's housing, employment precincts, recreational spaces and natural areas will be resilient, diverse and well connected, and support a thriving and innovative economy.

Planning Priorities:

Sustainable & Resilient

- 1 We rehabilitate and protect natural environments and ecosystems
- 2 We are resilient to climate risks and environmental hazards
- 3 We have access to green and healthy urban open spaces and streets

Liveable & Connected

- 4 The natural, built and cultural context informs the design of places and buildings
- 5 We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future
- 6 The network of Centres provides for the needs of our community
- 7 Transport options are safe, reliable and accessible
- 8 The city is enriched by creative and cultural expression

Productive & Vibrant

- 9 Employment generating uses are prioritised in Centres and Industrial areas
- 10 The freight network is efficient, from international trade to the last mile
- 11 The Port Kembla industrial precinct is a hub for economic growth, employment and innovation
- 12 The growing visitor economy celebrates natural and cultural assets

The planning priorities are summarised below.

1 We rehabilitate and protect natural environments and ecosystems

The community values the preservation and improvement of natural environments, and Council plays a significant role in managing and restoring these areas, including the protection of ecological communities. Strategic planning for coastal, floodplain, and stormwater management is essential for safeguarding waterways, beaches, and other natural resources. The planning framework, which includes significant areas like the Illawarra Escarpment and the Greater Sydney drinking water catchment, helps protect these ecologically important areas from inappropriate development. Council will prioritise proposals that protect natural landscapes, restore biodiversity, and support Aboriginal communities' cultural practices and environmental responsibilities.

2 We are resilient to climate risks and environmental hazards

Wollongong faces various environmental risks due to its natural geography and climate, including flooding, bushfires, coastal storms, and heat events. Council's planning framework will guide urban development that is resilient to climate change and supports emissions reductions and net-zero targets. As the region experiences more frequent and intense hazards, land use controls in vulnerable areas may be modified to reduce risks further, including through floodplain and coastal management, and bushfire protection measures.

3 We have access to green and healthy urban open spaces and streets

The City has abundant open spaces, including beaches and National Parks, which are vital for recreation, but growing population pressures may require greater access to open spaces in urban areas which can be a challenge. Council plays a key role in managing and enhancing vegetation, with a goal of achieving 35% tree canopy cover by 2037. Public streets and urban areas benefit from tree planting and green infrastructure, which improves air quality, and encourages biodiversity. Green infrastructure, such as tree canopies and open spaces, will be essential for cooling and improving the community's well-being, as Wollongong faces increasing urban heat. As the city densifies, planning efforts focus on ensuring equitable access to high-quality green spaces that support a variety of community needs, including recreation, sports, and nature appreciation.

4 The natural, built and cultural context informs the design of places and buildings.

Wollongong's natural, built, and cultural context shapes its uniqueness, creating a dynamic place that continues to evolve over time. As the population grows, there is a need for careful planning to ensure new development is balanced with the protection of the environment and cultural heritage, whilst meeting the needs of the community. Some areas of the city are unsuitable for certain developments due to land use constraints, natural hazards, or environmental sensitivities. Future planning will continue to consider the importance of contextual design, ensuring that new development enhances and leverages the city's heritage, landscape, and desired future character.

5 We have access to diverse and high-quality housing

Wollongong's population is projected to grow significantly, with an additional 66,000 – 70,000 people expected by 2046, driving the need for diverse, affordable and high-quality housing. The city's existing housing stock includes a mix of detached houses, medium-density dwellings, and high-density apartments. There is an increasing need for affordable housing, as entry-level homes and units are largely unavailable for low and moderate-income households. The NSW Government has introduced planning reforms to address these challenges, such as Transport Orientated Development (TOD) Program and incentives for affordable housing. Wollongong City Centre and West Dapto Urban Release Area are key areas for housing delivery and will contribute to the State Government's short term housing target of 9,200 additional homes by 2029 and provide increased housing capacity in the long term. The Wollongong Housing Strategy (2023) aims to ensure housing diversity and affordability, while maintaining the city's environmental and heritage values. Success will require the provision of necessary infrastructure, managing land use conflicts, and addressing environmental constraints.

6 The network of Centres provides for the needs of our community

Wollongong's vision for its Centres is to create vibrant, accessible spaces that support community needs, economic growth, and social well-being. The Wollongong Retail and Business Centres Strategy (2023) highlighted that the city's centres have sufficient retail supply to meet current and future demand, with room for complementary uses. The Wollongong City Centre, as the highest-order centre, will play a

key role in accommodating future job growth, while smaller centres, will provide for the day to day needs of residents. Centres are also being considered for increased residential density to support population growth. Improving multi-modal transport accessibility, supporting night-time economies, and updating planning controls will help ensure Centres continue to meet the needs of the community while promoting economic vitality.

7 Transport options are safe, reliable and accessible

Wollongong aims to reduce car dependence and increase public and active transport usage which will support a reduction in greenhouse gas emissions, improved travel times, and positive health outcomes. Over the next decade, increased car travel will have significant environmental and congestion costs if changes aren't made. Currently 8 out of 10 trips are made by car, and our cities transport network will need to adapt to encourage mode shift. Council is committed to creating a resilient and adaptable transport system that prioritises public and active transport modes. This includes improved walking and biking paths, better public transport integration, and smart parking solutions. Council will rely on public transport planning and investment from the NSW State Government to achieve these outcomes.

8 The city is enriched by creative and cultural expression

Wollongong's landscape and built environment are shaped by creativity and culture, with ongoing contributions adding to the city's evolving story. Public art plays a key role in expressing community values, and with over 170 permanent pieces across the city, it enhances public spaces and is integral to the city's growth and cultural identity. The conservation and reinterpretation of heritage places, including through compatible development opportunities, helps revitalise areas while preserving historical significance.

9 Employment generating uses are prioritised in Centres and Industrial areas

Wollongong is a growing coastal city with a diverse economy, generating \$15.7 billion in gross regional product and employing over 100,000 people. The city prioritises employment-generating uses in industrial areas and centres, including both established and emerging industrial zones in West Dapto and Tallawarra. The Port Kembla industrial precinct is important for heavy industry and green energy innovation, while local industrial lands support a range of general industrial uses. The City Centre is a thriving commercial hub, with nearly 30% of jobs in the region located there, and the development of West Dapto's centres is a key growth priority. The health sector, particularly the nationally significant Wollongong Hospital, plays a vital role in employment and is set for expansion.

10 The freight network is efficient, from international trade to the last mile

Wollongong's freight network is essential for supporting economic growth, linking ports, airports, and industrial areas to regional, national and global trade. The Port of Port Kembla has the potential to have an increasingly important role in international trade, and requires upgraded road and rail connections to meet future demands. Challenges such as congestion, limited road access for specialised freight vehicles, and the coupling of freight and passenger rail transport services should be addressed to improve efficiency. The growth of online retail has intensified the need for effective last-mile logistics, requiring careful management of traffic, parking, and pedestrian safety in urban centres. Council advocates for improved infrastructure, including rail connections, road upgrades, and optimised port functions to support growing freight needs.

11 The Port Kembla industrial precinct and Port is a hub for economic growth, employment and innovation

The Port of Port Kembla and the surrounding industrial land is a key driver of economic growth, innovation, and employment, particularly in heavy industry and port operations. The Port serves as an international trade hub, handling bulk agricultural products, construction materials, and mining exports, and is the State's largest grain export terminal and second-largest coal export port. The Port of Port Kembla has been earmarked for a range of potential future developments highlighting its strategic importance. At the adjacent Steelworks, Bluescope proposes to progressively transform approximately 200ha of underutilised industrial land into a thriving employment with potential for 30,000 jobs. Council aims to maintain the Port Precinct's role in fostering clean energy and heavy industrial uses while ensuring it remains compatible with surrounding residential areas.

12 The growing visitor economy celebrates natural and cultural assets

Wollongong is a popular destination with a thriving visitor economy, fuelled by its natural beauty and cultural assets. The city's coastal and escarpment areas, along with recreational and sporting events, attract both locals and tourists, contributing significantly to the local economy. Visitor numbers are expected to increase, particularly to the foreshore, cycling routes, and walking trails, with future developments enhancing tourism infrastructure. Wollongong's creative and cultural venues, along with a regular calendar of events, support the city's vibrant tourism industry. The Tourism Accommodation Strategy aims to increase overnight stays by expanding accommodation options and improving tourism facilities to attract more major events and conferences.

Actions and Implementation:

With a large set of recently adopted Strategies, Council is in an excellent position to galvanise our priorities and commitments under existing strategic planning documents without the need for a new set of actions.

The draft LSPS incorporates a summary implementation plan which outlines the range of supporting documents adopted by Council, documents to be delivered, and Council Services which are relevant to the delivery of the 12 Planning Priorities.

CONSULTATION AND COMMUNICATION

The development of the draft LSPS has relied on the extensive community engagement undertaken as part of the development of Council's supporting documents. This feedback has been supplemented by contemporary input from the community gathered through the informing engagement run for the development of the new Community Strategic Plan.

If endorsed, the draft LSPS will be publicly exhibited for a minimum period of 28 days, and the issues raised in submissions reported to Council for consideration in the final statement.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal One. 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

SUSTAINABILITY IMPLICATIONS

The planning priorities of the draft LSPS guide a sustainable approach to land use planning which considers how growth can be managed to deliver sustainable communities, with access to quality housing, goods and services, transport, employment and open space.

The draft LSPS reinforces Council's commitment to environmental sustainability including climate adaptation and mitigation, by outlining how amendments to the planning framework need to demonstrate adherence with Council's relevant adopted strategies.

FINANCIAL IMPLICATIONS

The draft LSPS reiterates the actions of adopted strategies and core business of Council. Any actions requiring funding will be subject to a business proposal and consideration through the Integrated Planning and Reporting process.

CONCLUSION

The draft Wollongong Local Strategic Planning Statement (LSPS) provides the opportunity for Council and the community to set a contemporary 20-year land use planning vision for the City. It is recommended that the draft LSPS be publicly exhibited for a minimum period of 28-days to enable community input.



Wollongong City Council

Local Strategic Planning Statement - Draft



Acknowledgement of Country

We acknowledge the Traditional Custodians of the land in which our city is built, the Aboriginal people of Dharawal Country. We recognise and appreciate their deep connection to this land, waters and our greater community.

We pay our respects to Elders past, present and those emerging and extend our acknowledgement and respect to all Aboriginal and Torres Strait Islander peoples who call our city home.

We recognise Aboriginal and Torres Strait Islander people as the first people to live in the area. We respect their living cultures and recognise the positive contribution their voices, traditions and histories make to our city.

Project and report	Date	Issue
Wollongong Local Strategic Planning Statement	April 2025	Draft for exhibition

Contents

Acknowledgement of Country.....	2
About the Plan	5
Purpose of the Local Strategic Planning Statement.....	5
Wollongong Local Strategic Planning Statement 2020 - 2040.....	5
Context	9
Role	9
Place	9
Profile.....	11
Your Voices	12
Wollongong 2045.....	13
Vision.....	19
Planning Priorities.....	19
Sustainable & Resilient	21
1. We rehabilitate and protect natural environments and ecosystems	22
2. We are resilient to climate risks and environmental hazards	24
3. We have access to green and healthy urban open spaces and streets	28
Liveable & Connected.....	31
4. The natural, built and cultural context informs the design of places and buildings.....	32
5. We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future	35
6. The network of Centres provides for the needs of our community	41
7. Transport options are safe, reliable and accessible.....	43
8. The city is enriched by creative and cultural expression.....	45
Productive & Vibrant	46
9. Employment generating uses are prioritised in Centres and Industrial areas	47
10. The freight network is efficient, from international trade to the last mile	50
11. Port Kembla's industrial precinct and Port are a hub for economic growth, employment and innovation	52
12. The growing visitor economy celebrates natural and cultural assets	54
Consistency with the strategic planning framework.....	57
Implementation	61
Implementation Plan Summary	62

About the Plan

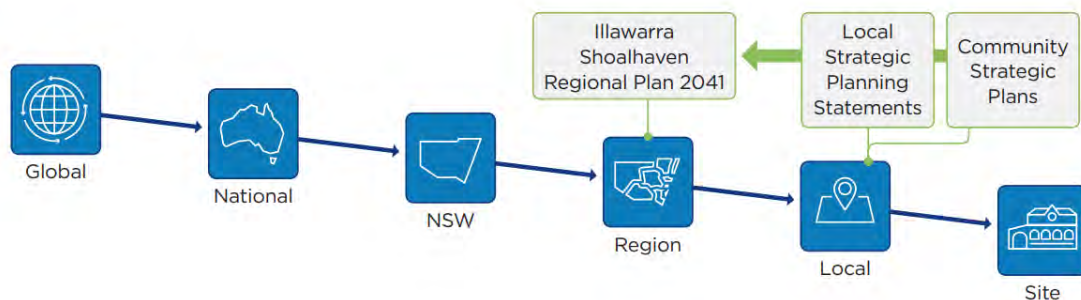
Purpose of the Local Strategic Planning Statement

This Local Strategic Plan Strategic Plan (LSPS), Wollongong 2045, is a plan to guide land use planning in Wollongong Local Government Area (LGA) over the next 20 years. It aligns with the 10 year Community vision - *Our Wollongong Our Future 2035 Community Strategic Plan (2025)*:

On Dharawal Country, from the mountains to the sea, we value and respect each other, our places, past, and future. We will be a sustainable, connected, vibrant, and innovative city, with a diverse economy.

The LSPS brings together land use priorities and actions from existing strategies and plans that have been developed, exhibited, and adopted in recent years. It identifies key planning priorities that focus on protecting and retaining the many elements that make Wollongong unique, as well as embracing the future with the aim to support healthy communities in liveable places.

The LSPS gives effect to the NSW Government strategic directions for the Illawarra Shoalhaven Region outlined in the Illawarra Shoalhaven Regional Plan 2041 (NSW Department of Planning and Environment 2021).



The purpose of the LSPS is established by the Environmental Planning and Assessment Act 1979 (EP&A Act). The LSPS will inform changes to the planning controls in Council's Local Environmental Plan (LEP) and Development Control Plan (DCP) to achieve the priorities. The LSPS will also inform other planning tools, such as Development Contribution Plans, to ensure that local facilities are provided as the community's needs change. State agencies will also use the LSPS to inform their infrastructure planning and service delivery such as schools, hospitals and transport to support local communities.

The LSPS is required to set out:

- the 20-year vision for land use
- the shared community values to be maintained and enhanced
- how future growth and change will be managed
- the special characteristics which contribute to local identity

Wollongong Local Strategic Planning Statement 2020 - 2040

Wollongong's first LSPS was adopted in June 2020. LSPS 2020 - 2040 was structured around six key themes:

1. **Jobs and Economic Growth:** Support the goal to reach 10,500 new jobs by 2029 by strengthening industrial activities, expanding educational institutions like the University of

Wollongong, incentivising City Centre commercial office development and promoting sectors such as renewables and green technology.

2. **Housing for All:** Accommodate a growing population in diverse housing options, including the development of the West Dapto Urban Release Area and higher-density housing in the Wollongong City Centre, as well as working towards an affordable housing scheme.
3. **Inclusive and Connected Communities:** Acknowledge the importance of cultural heritage, community facilities, and public spaces to foster social cohesion and inclusivity.
4. **Climate Action and Resilience:** Commit to environmental sustainability reiterating Council's emission reduction target of net zero by 2050 for community operations and by 2030 for council operations.
5. **Protect the Natural Environment:** Conserve natural landscapes, such as the Illawarra Escarpment, Lake Illawarra and coastal areas, through the implementation of adopted strategies.
6. **Enabling Infrastructure and Transport:** Council will continue to advocate for State and Commonwealth investment into regional infrastructure that will catalyse growth opportunities and provide local infrastructure that supports economic growth and healthy lifestyle opportunities.

The actions of LSPS 2020-2040 included the preparation of a range of LGA wide strategies which have been completed since the document was adopted. These include:

- Wollongong Housing Strategy (2023)
- Affordable Housing Policies and Procedures (2024)
- Wollongong Industrial Lands Review (2023)
- Wollongong Retail and Business Centres Strategy (2023)
- Wollongong City Centre Urban Design Framework 2020
- Wollongong Tourism Accommodation Strategy (2025)
- Wollongong Heritage Strategy (2023 - 2027)
- Sustainable Wollongong 2030: A Climate Healthy City Strategy
- Wollongong Climate Change Mitigation Plan (2023 - 2030)
- Wollongong Climate Change Adaptation Plan (CCACP) (2022)
- Wollongong Urban Heat Strategy (2023) (action of CCAP)
- Wollongong Cycling Strategy (2020)
- Wollongong Waste and Resource Recovery Strategy (2024)
- Lake Illawarra Coastal Management Program (2020)
- Towradgi Creek floodplain risk management study and plan
- Mullet Creek floodplain risk management study and plan
- Fairy and Cabbage Creek floodplain risk management study and plan
- Plans of Management for Council Community Land
- Plans of Management for 32 Crown Reserves
- Plans of Management for Helensburgh Park, Bald Hill and Stanwell Park Reserve

Key planning amendments implemented include:

- City Centre Heritage Listings
- Bush Fire Prone Lands mapping updated
- Rezoning in the Illawarra Escarpment foothills to protect environmental values
- Rezoning in the West Dapto Urban Release Area and at the former Corrimall Coke Works site to increase housing supply
- Revision and adoption of the Wollongong Development Control Plan 2009 Chapters:

- A1 Introduction (2025)
- B4 Development in Centres and Peripheral Sales Centres (2024)
- B6 Development in the Illawarra Escarpment (2023)
- C1 Advertising Signage and Structures (2022)
- C3 Boarding Houses (2022)
- C17 Telecommunications and Radiocommunications Facilities (2023)
- D16 West Dapto (2024)
- D19 Former Corrimal Coke Works Site (2022)
- D20 Former Port Kembla School Site (2023)
- D21 Tallawarra Lands (2024)
- E1 Access for People with disability (2022)
- E3 Car Parking, Access, Servicing/Loading Facilities and Traffic Management (2022)
- E12 Geotechnical Assessment of Slope Instability (2021)
- E13 Floodplain Management (2020)
- E14 Stormwater Management (2020)
- E16 Bush Fire Management (2024)
- E18 Native Biodiversity Impact Assessment (2023)
- E19 Earthworks (Land Reshaping Works) (2023)
- E23: Riparian Land Management (2022)

With a full suite of contemporary LGA wide strategies Council is well placed to guide land use planning in Wollongong for the future.

Figure 1 - Wollongong Local Government Area



Context

Role

Wollongong is within the lands of the Dharawal speaking nations which stretch from Botany Bay in the north to the Shoalhaven River in the south, and west to the Georges River. For tens of thousands of years, the land, sky and sea Country of Wollongong have been in the custodianship of Aboriginal people.

Wollongong is the focus of activity in the Illawarra-Shoalhaven region. We provide over 75% of the Region's total employment and are home to its major educational, cultural, healthcare, sports and entertainment facilities. Wollongong sits at the cusp between Greater Metropolitan Sydney and Regional NSW, a position which provides unique opportunities and challenges. The city plays a key role in existing international trade via the Port of Port Kembla and is set to be a key contributor to the national energy transition as one of the State's four Renewable Energy Zones (REZ).

The Illawarra Shoalhaven Region Plan 2041 is the overarching regional policy document guiding strategic land use planning in the region.

Place













Wollongong is defined by its blue and green borders. The landscape setting of the City is integral to its identity and cultural heritage. The name Wollongong is said to originate from the Aboriginal word *woolyungah*, meaning five islands. Many of the key landscape features, travel routes, meeting places and trading places of today reflect the pre-1788 environment.

As they were prior to settlement, the beautiful coastline of Marrang (beaches) and Garrigarrang (the Sea), *Merrigong* (the Illawarra Escarpment), and *Jubborsay* (Lake Illawarra) are highly valued places. Wollongong's urban places – the Wollongong CBD, towns, villages and neighbourhoods are all set within that natural context and draw many of their values from that setting.

Figure 2 - Landscape and Urban Areas



Profile

Population (2026 id) 225,607 	Economic Activity (GDP) (2023 NEIR) \$15.74 billion	Canopy Cover (2025 WCC) 27% 
Dwellings (2026 id) 94,514 9.2 dw/Ha of zoned land permitting residential		Top 5 Industries (2025 id) <ul style="list-style-type: none"> • Health Care & Social Ass. (20.1%) • Construction (10.5%) • Education & Training (10.4%) • Retail trade (8.0%) • Manufacturing (7.3%)
Household size (2026 id) 2.48pp 	Jobs (2023 NEIR) 102,802	Community Greenhouse gas emissions 20% reduction since 2016
Social Housing (2021 ABS) 6.8% of households 	Workers (2023 NEIR) 114,706 	Council Greenhouse gas emissions 13% Reduction since 2021
Dwelling structure (2021 ABS) <ul style="list-style-type: none"> Separate house 66.3% Medium density 20.5% High density 12.3% Other 1.0% 	Local Businesses (2024 ABS) 15,929 	Endangered Ecological Communities Biodiversity Conservation Act 2016 19
Car ownership (2021 ABS) <ul style="list-style-type: none"> Per household 87.4% = at least one 17.9% = 3 or more 	Daily visitors (2022 Place Intelligence) 121,000	Threatened flora species Biodiversity Conservation Act 2016 >30 
Area of the LGA 714 sq km Urban 24% Non-urban 76% 	Visitor nights (2023/24 id/Tourism Research Australia) 4,806,740 overnight stays by international and domestic visitors	Threatened terrestrial fauna species Biodiversity Conservation Act 2016 >60 

Your Voices

Community Engagement is important, it informs decision making, builds relationships and trust and keeps the community informed. When we engage with our community about planning it is an opportunity to improve knowledge and understanding about development and deliver more transparent planning decisions.

Since the adoption of LSPS 2020-2040 Council has engaged with the Community in relation to a range of significant strategic planning documents including the development of a new Community Strategic Plan. The key themes of these engagements, as relevant to land use planning, are represented here. This collective feedback has been considered in the development of this LSPS, noting that Council is not responsible for delivering on all the issues.

Environment

- Protect & add green space & trees
- Invest in renewables energy
- Respond to climate change and increase resilience
- Maintain creeks for health and to mitigate flood risk

Housing

- Ensure diverse and sustainable housing
- Increase affordable housing options
- Address homelessness
- Support with population physical and service infrastructure

Active Transport

- Improve safety
- Increase and promote the network
- Increase accessibility

Education

- More schools needed

Arts and Culture

- Provide events and spaces
- Support creatives
- Showcase diverse cultures

Transport

- Improve public transport and expand the Gong Shuttle service
- Provide parking solutions
- Build a safe and sustainable network

Local Economy

- Focus on creating local jobs
- Foster sustainable and cultural tourism
- Enhance dining, shopping and nightlife options
- Invest in revitalisation and vibrancy

Development

- Avoid over development
- Preserve and protect the environment, *character* and heritage
- Plan sustainable growth
- Equitable investment into suburbs
- Manage impacts of increased density

Heritage

- Value our heritage
- Protect buildings and landscapes
- Recognise and respect Aboriginal culture

Community Services, facilities, and Spaces

- maintain places and programs for social connection
- Provide inclusive and accessible community spaces

Recreation

- Maintain and increase open and recreational space
- Invest in maintenance of parks and beaches
- Provide accessible recreational options

Wellbeing

- Enhance public space safety
- Increase access to health services
- Increase and promote sustainable food systems
- Involve the community in decision making

Inclusive and Accessible

- Provide accessible information
- Improve digital inclusion

Wollongong 2045

The community have told us that they value Wollongong's unique landscape, culture and lifestyle – and want to see those things maintained and enhanced as we grow. They've expressed concern about some of the impacts of growth and whether there will be the necessary infrastructure to support a larger population. They have a clear understanding of the impacts and threats of climate change and support a transition to renewable energy and the commitment to Net Zero emissions by 2050.

Over the past 5 years Government has set a clear agenda for sustainable urban growth, committing to policies to "enable all people to participate in and benefit from opportunities in our cities, living comfortably in close proximity to education and work places, shops, leisure and service facilities¹". This includes planning cities to meet the needs of both current and future generations, focussing on affordable housing, balanced economic growth, and environmental sustainability. Collaboration with diverse communities and respect for First Nations knowledge are key to achieving this agenda.

The *National Urban Policy 2024*² defines three goals which set a strategic vision for urban places :

- Our urban places should support access for everyone to the basics of a decent life, including suitable and affordable housing, health care, education and work
- Our urban places should support economic growth and encourage innovation
- Our urban places value and protect Australia's unique environment and biodiversity for future generations

The National Housing Accord commits to deliver 377,000 new well-located homes across the state of NSW by 2029. The NSW State Government is implementing a range of planning reforms to deliver on these targets³.

The State is complementing these reforms with a range of other plans to support Building Regulation, Employment Lands, Night-Time Economy, and acceleration of assessment pathways.

¹ Infrastructure Australia, 2024, *National Urban Policy* National Urban Policy | Department of Infrastructure, Transport, Regional Development, Communications and the Arts;
<https://www.infrastructure.gov.au/department/media/publications/national-urban-policy>

² *ibid*

³ NSW Planning, Housing, <https://www.planning.nsw.gov.au/policy-and-legislation/housing>

Areas of Change	2026	2046	Change
Population			
Forecast Population <i>range sourced from id. Forecast and NSW Common Planning Assumptions</i>	225,607 233,545	291,797 303,796	+66,190 to +70,251
Natural annual increase in population	699 or 31.76%	963 or 25.38%	+ 264
Annual Net migration	1,502 or 68.24%	2,832 or 74.62%	+1,330
Daily population <i>source Place Intelligence</i>	280,000*	362,000*	+82,000*
Daily visitors <i>source Place Intelligence</i>	121,000*	156,000*	+35,000*
Housing			
Households	89,085	119,171	+30,086
Average Household size	2.48	2.4	-0.08
Dwellings	94,514	126,739	+32,225
Dwelling Occupancy Rate	94.26%	94.03%	-0.23%
Employment			
Under working age (under 15)	17.36%	17.70%	+0.3%
Working age (15-65)	63.48%	62.36%	-1.1%
Retirement age (over 65)	19.16%	19.94%	+0.78%
Employed resident Workforce <i>source TZP24</i>	111,938	141,578	+29,640
Jobs in Wollongong <i>source TZP24</i>	110,941	138,495	+27,554
Jobs per km ² of urban land <i>source TZP24</i>	647	808	+161
Climate Change			
Rise in average temperatures 2021-2040 <i>IPCC</i>			+1.9-3.0°C
Sea Level Rise 2045 <i>Source NASA Sea Level Projection Tool - SSP 5-8.5</i>			+0.11-0.31m
Community Emissions reduction target	50% reduction on 2016 levels by 2030	Net zero 2050	
Council Emission reduction target	Net zero by 2030		
Tree canopy Target	27%	38% by 2038	

Notes:

- Data in the above table is sourced from id (informed decisions) unless otherwise stated
- A 2026-2046 time period has been used to align with the readily available forecast data across most sources
- The *Common Planning Assumptions* include the Travel Zone Projections 24 (TZP24) by TfNSW and the 2024 Population Projections prepared by DPHI.
- * Place Intelligence visitation data is for the period from 2022 to 2041

Residents and dwellings

Wollongong is forecast to be home to over 288,000 people in 2046. This represents around an additional 66,000 people and 32,000 homes (id. Forecast – 2026-2046). Population increase is made up of natural increase (births minus deaths) and net immigration (from other parts of NSW, the nation and overseas). As Wollongong’s population grows towards 2046, it will also become more diverse. Net migration will grow from making up 68% of annual total increase in 2026, to 75% in 2046.

While most urban areas will experience some levels of additional development, most of the planned dwelling growth to house our increasing population is forecast to occur in:

- the West Dapto and Tallawarra Urban Release Areas where we expect to see around 16,500 low and medium density dwellings in addition to those that have already been developed (Avondale-Cleveland +6,668; Stream Hill-Wongawilli-Huntley +3,403; Marshall Mount-Haywards Bay-Yallah +2,516; Horsley +2,395; Kembla Grange +1,520).
- Higher density housing is forecast to be concentrated in Wollongong CBD (~ +5,300)⁴.
- Remaining dwelling growth will be distributed across existing urban areas, with low rise, multi dwelling infill (secondary dwellings, dual occupancies, townhouses) continuing to be developed through our low-density zones, and denser dwelling types (apartment buildings and shop-top housing) becoming more common in our medium density zones in and around train stations and centres.

We will continue to advocate for the proportion of social housing in Wollongong LGA to be maintained in relation to need, which would result in an increase in overall social housing numbers. Social Housing supports persons and families that are unable to participate in the private rental or homeownership markets and is critical to enable affordability in the broader housing market. In 2021, 6.8% of Wollongong households lived in social housing. If supply of this housing is not increased, the ability to provide housing for all households and mitigate against homelessness will be compromised.

An increased population with a larger proportion living in smaller housing types means our communal spaces and infrastructure will see more use. This increased demand will add to the activity and vibrancy of our public places, retail centres and community facilities and require commensurate Local and State Government support to expand and maintain public transport and service infrastructure and facilities.

Economy

Wollongong will continue to be the economic capital of the Illawarra-Shoalhaven Region with strong links to Greater Sydney and Sydney CBD. Wollongong’s diverse economy will provide an employment centre of growing importance to the South-Western Sydney growth area. A dynamic city for growth, investment and lifestyle, its resilient economy will be supported by diverse sectors including advanced manufacturing, clean energy, professional services, tech business and creative industries. Wollongong’s economy will continue to foster innovation and support a thriving community of entrepreneurs and leverage its role as an international trade gateway through the Port of Port Kembla.

The Wollongong CBD will remain the pre-eminent employment hub for the region providing a diverse range of work opportunities including in health care, government services, professional and financial services and tech businesses. The CBD will be an office market of choice in NSW for businesses looking to establish outside of Sydney. The CBD will also continue to grow its inner-city

⁴ Population and household forecasts, 2021 to 2046, National Forecasting Program, .id (informed decisions), April 2024.

population and provide an exciting range of retail and entertainment options for residents and visitors across a thriving 24-hour economy.

To achieve this economic future, by 2045 Wollongong is projected to need to provide an additional 27,500 jobs to support the expanding workforce⁵. Maintaining a sustainable pipeline of employment floorspace is one critical aspect of a productive economic future for the community.

The national Future Made in Australia agenda seeks to revitalise manufacturing in Australia through economic and industrial energy transition opportunities, including a core focus on renewable energy and clean energy transition. Wollongong's State designated Illawarra Renewable Energy Zone including the Port of Port Kembla is a key opportunity to deliver on this agenda. The Illawarra Shoalhaven Regional Plan is aligned with this, seeking to protect the Port of Port Kembla as an international gateway for trade and logistics and to support it as a destination for green energy industries.

There is significant competition for well serviced land and development capacity within existing areas. The Industrial Lands Review highlighted the critical role our E4 General Industrial and E5 Heavy Industrial zones play in providing employment and driving an innovative and active economy. The State's Industrial Lands Action Plan outlines an approach to secure, manage and monitor the supply of industrial lands across NSW and provide greater consistency for industrial land planning and certainty for investment.

The *Wollongong City Centre Urban Design Framework* and the *Wollongong Retail and Business Centres Strategy* highlighted the potential for residential development to compromise commercial development in our centres. Council is pursuing amendments to the planning framework to incentivise employment generating floorspace, consolidate commercial activity and protect existing supply.

By 2041, the City's daily population of visitors, workers and residents is expected to grow to 362,000 people. This is 74,000 more people every day using the streets, open spaces, transport and businesses than there were in 2022. Between 2022 and 2041 the percentage of the daily population who are visitors to Wollongong will increase from 42% to 47%, reflective of our attractive employment opportunities but also our valuable natural and recreational assets, which are a significant drawcard for visitors. This growth and opportunity acknowledges the City's assets, and also presents demand for future employment floorspace, and the expansion and increased maintenance of our publicly accessible places and public transport services.

Wollongong is well located to leverage off the growth and investment occurring in the neighbouring Western Parkland City. The Western Sydney Aerotropolis will be the economic centre of the Western Parkland City "Bradfield". It has and will continue to see significant investment from State and local governments and the private sector. Local businesses and industries will require efficient, reliable and safe connectivity between locations to facilitate economic growth. Council continues to advocate with other Government agencies and the private sector for new freight and passenger links between Western Sydney and Wollongong, particularly linking to the Port and manufacturing activities at Port Kembla.

Environment

From our beautiful beaches and wetlands through to the striking escarpment, Wollongong is a city with unique and diverse environments. However, the projected population growth and associated requirements for housing and employment land will place increasing pressure on our natural resources. Healthy ecosystems are vital for the health of our community and for the future sustainability of our city. The State's *Connecting with Country* framework explains that Western and

⁵ Transport for NSW Travel Zone projections 2024

Aboriginal concepts of sustainability are largely shared, including the critical need to reduce the impact of building development on the environment. The framework uses the term 'Healthy Country' to describe healthy, interconnected natural ecosystems, supported by regenerative and sustainable environmental practices.

Protecting and enhancing our ecosystems is important to ensure that local plants and animals, including endangered species, are protected and can adapt to a changing climate. Our parks and natural areas act as biodiversity hot spots and green corridors which provide habitat and allow native animals to move through our suburbs. Council will continue to maintain and enhance these assets through our natural areas program and increase tree canopy by delivering on the Urban Greening Strategy.

Over the next 20 years NSW waste volumes are forecast to nearly double, growing by 16 million tonnes. Using our resources wisely to reduce waste and promote a circular economy will be a key priority for regional development over the coming decades to ensure we have capacity to safely manage waste in the future. A circular economy involves valuing our resources by getting as much use out of products and materials as possible, it also provides long-term economic, social and environmental benefits. Wollongong's significant industrial activity supports opportunities to develop circular economy pathways and maximise efficiencies. We know a significant portion of what enters our Whytes Gully landfill can be recovered. Our strategic planning framework will support further diversion and re-use of these resources reducing the environmental impacts of waste.

Impacts of Climate Change

Climate change will continue to have impact on the way we live in Wollongong.

We are likely to experience more 'very hot' days and longer heat waves. The risk of major bushfire events is likely to increase with hotter summers and drier winters. This will also increase the urban heat island effect emphasising the role our public spaces and resilience centres play in providing 'cool' spaces.

Due to its geographical features, Wollongong is prone to significant flooding. Climate change will result in more intense and more frequent storms. Rainfall is expected to reduce in winter, but there is likely to be bigger downpours in summer and more flooding events

The average height of the ocean has been increasing 3.7mm each year since 1991⁶, an acceleration on the previous trends recorded since 1890⁷. More intense storms and any increase to sea level can intensify flood impacts and lead to more damage to the coastline such as beach erosion and damage to private property and coastal infrastructure such as cycleways, carparks, roads, stormwater networks and surf clubs.

Less winter rainfall and more drought conditions in the future will likely require us to limit our water use and increased stress on our playing fields and public spaces such as parks and natural areas from dry conditions.

⁶ Department of Climate Change, Energy, the Environment and Water, 2024, *NARClIM Illawarra Shoalhaven Climate Change Snapshot*, <https://www.climatechange.environment.nsw.gov.au/sites/default/files/2024-08/NARClIM2-Snapshot-Illawara.pdf>

⁷ Centre for Operational Oceanographic Products and Services, *Relative Sea Level Trend 680-140 Sydney, Fort Denison 1 & 2, Australia*, https://tidesandcurrents.noaa.gov/sltrends/sltrends_station.shtml?id=680-140

Meeting our growth expectations

This Statement recognises that we are in the midst of a housing crisis and outlines our growth agenda in response. Linked to housing growth is the need to generate more high paying local jobs and supporting infrastructure. We're committed to enabling a resilient, liveable and productive Wollongong set in an extraordinary landscape context for our future community.

The Illawarra Shoalhaven Regional Plan 2041 does not set housing or jobs targets for Wollongong. In May 2024 the State Government set short term housing targets in response to the National Housing Accord, which require Wollongong to provide 9,200 constructed dwellings between 2024-2029, or 1,840 per year.

Wollongong Council's Economic Development Strategy 2019 set a jobs target for 2029 of 10,500 new jobs. This target was 96% achieved at the Strategy's half way point in 2022/23.

To understand housing and employment needs for a 20 year horizon, Council uses dwelling forecasts prepared by ID consulting and job projections issued by Transport for NSW. Council will also continue to adhere to shorter term targets set by the State or Council's own policies.

Whilst the theoretical development capacity of Wollongong's planning controls is already generous, and denser residential products are already permissible across all our residential land use zones (ie dual occupancies, multi dwelling housing, residential flat buildings), we have not seen a significant take up of this capacity in the form of denser housing development sufficient to create a sustainable pipeline of diverse housing that would meet the State's targets.

The incentives available through the State's infill affordable housing bonuses, Transport Oriented Development (TOD) and low and mid-rise reforms will all go some way to increasing theoretical development capacity of Wollongong's existing planning controls for medium density product. A broad and coordinated effort is needed across government and private industry to see that these increases in capacity result in an increased take up of available supply to deliver constructed housing, rather than driving speculation and higher land costs.

Council is committed to ongoing review of zonings and planning controls to support increasing capacity for housing to accommodate growth. We are progressing with the actions of the Wollongong Housing Strategy 2023 including reviewing capacity in and around town centres, in Medium Density Zones, and around the Wollongong City Centre. In addition to our proactive review work, Council will continue to accept and assess planning proposals from proponents seeking changes to the planning controls, in accordance with our legislative responsibilities, Council's Planning Proposal Policy and consistent with this Statement.

Our community will experience changes to their neighbourhoods as newer, denser development replaces older single dwellings. In some locations, local character will change noticeably over time. Council will continue to work with Government and industry to meet the housing needs of the community while protecting our natural environment and heritage, maintaining employment lands, advocating for public transport services and managing climate and environmental risks and hazards.

Vision

As Wollongong's community grows and the climate changes, we will plan and develop for a sustainable future. Our plans will have their foundation in Wollongong's unique places and landscapes and seek to deliver healthy Country and community well-being. Wollongong's housing, employment precincts, recreational spaces and natural areas will be resilient, diverse and well connected, and support a thriving and innovative economy.

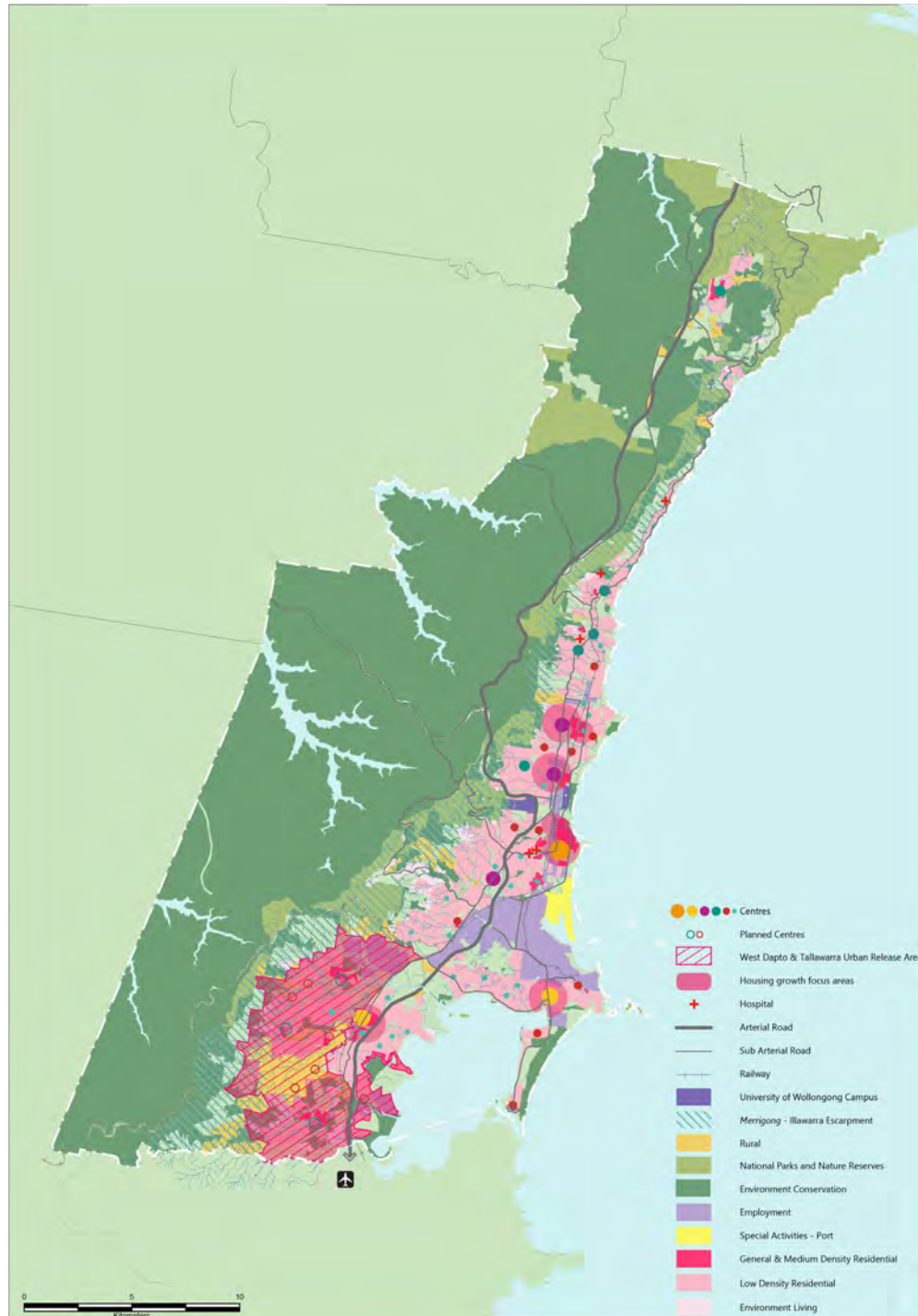
Planning Priorities

Wollongong's *Planning Proposal Policy* sets out when and how applications to rezone land or change development standards or permitted uses will be considered by Council. This includes reasons why proposals may not be supported, and what sorts of proposals will be given priority.

Consistency with the *Local Strategic Planning Statement* is a key requirement for Planning Proposals. The Planning Priorities set out in the LSPS align with and expand upon the matters for consideration in the Policy.

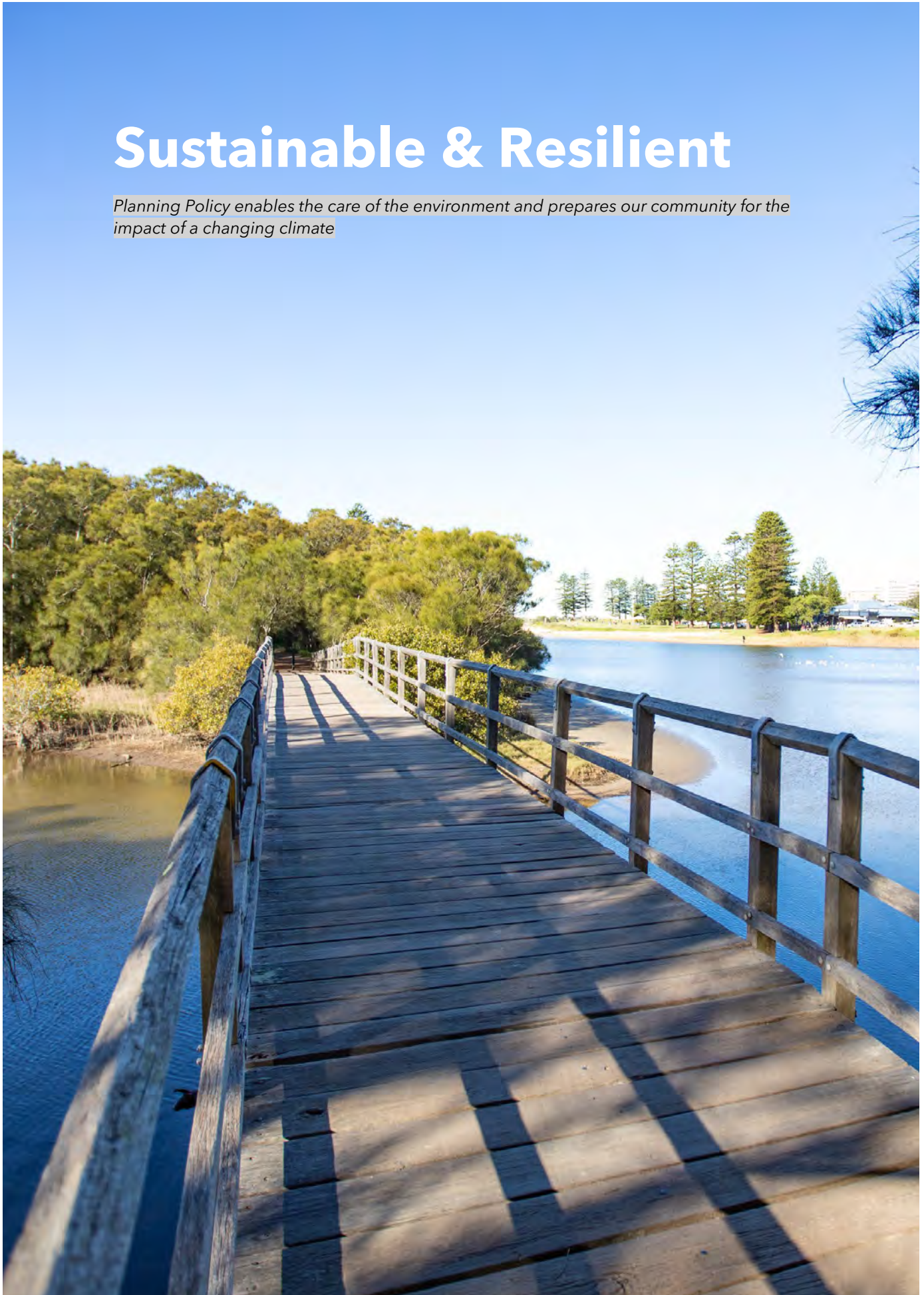
Sustainable and resilient	Liveable and Connected	Productive and Vibrant
1. We rehabilitate and protect natural environments and ecosystems	4. The natural, built and cultural context informs the design of places and buildings.	9. Employment generating uses are prioritised in Centres and Industrial areas
2. We are resilient to climate risks and environmental hazards	5. We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future	10. The freight network is efficient, from international trade to the last mile
3. We have access to green and healthy urban open spaces and streets	6. The network of Centres provides for the needs of our community	11. Port Kembla's industrial precinct and Port are a hub for economic growth, employment and innovation
	7. Transport options are safe, reliable and accessible	12. The growing visitor economy celebrates natural and cultural assets
	8. The city is enriched by creative and cultural expression	

Figure 3 - Structure Plan



Sustainable & Resilient

Planning Policy enables the care of the environment and prepares our community for the impact of a changing climate



1. We rehabilitate and protect natural environments and ecosystems

The community value the preservation and improvement of the natural environment. Council is involved in this through the management and restoration of natural areas under Council care and control, and the conservation of endangered ecological communities and threatened species. We also strategically plan for a coordinated approach to Coastal management, floodplain risk management and stormwater management including protection of waterways, beaches, lakes, lagoons and creeks.

Healthy Country describes healthy, interconnected natural ecosystems, supported by regenerative and sustainable environmental practices. Western and Aboriginal concepts of sustainability are largely shared, including the critical need to reduce the impact of building development on the environment.
Connecting with Country 2023

The Wollongong LEP 2009 includes in its aims - (e) to conserve and enhance remnant terrestrial, aquatic and riparian habitats, native vegetation and fauna species, and (h) to ensure that significant landscapes are conserved, including the Illawarra Escarpment, Lake Illawarra, the drinking water catchment and the coastline.

Development and inappropriate land use are identified as key threats to local biodiversity and ecosystems, with the potential to impact on public health and amenity. For this reason it is critical that we act to protect and enhance our natural environment for current and future generations, in part, through effective and informed strategic land use planning; balancing social, economic and environmental needs and aspirations. ***Council ensures sensitive areas are appropriately zoned to guide development outcomes and manage environmental compliance through regulation and enforcement.***

Over half of Wollongong's LGA is zoned C2 Environmental Conservation (54.2%). This zone enables the protection, management and restoration of areas of high ecological, scientific, cultural or aesthetic values and prohibits development that could destroy, damage or have adverse effects on those values. In Wollongong, key areas of environmental value covered under this zone are the Illawarra Escarpment and the Greater Sydney drinking water catchment. A further 17.1% is identified under other environmental zonings including C1 National Parks and Nature Reserves (9.5%), C3 Environmental Management (5.3%), C4 Environmental Living (1%) and W1 Natural Waterways (1.3%). These zones provide for a limited range of development, avoiding uses that could destroy, damage or otherwise have an adverse effect on the special ecological, scientific, cultural or aesthetic values of the land.

Land use planning on the Illawarra Escarpment is focused on achieving its ongoing conservation and enhancement. The Escarpment lands include a number of existing communities as well as extractive industries and dormant industrial sites. ***The Illawarra Escarpment and foothills are not seen as an area appropriate for urban growth. Any Planning Proposal on the Escarpment needs to focus on the conservation outcome proposed for the Escarpment and demonstrate how changes will provide an overall improvement to the environmental and cultural values of the Illawarra Escarpment.*** This will be a key consideration as existing mining operations in the escarpment transition over the next decades.

Wollongong's coastal environment is highly valued as a natural landscape, recreational destination and cultural place. The planning framework has a key role to play in ensuring these values are maintained.

"This coastal land holds deep family kinship connections embodied through memories and lives of people and community, extending through time to the ancestors that created this part of the Country. Continuing cultural practices, interwoven with the land and sea environment, have been

maintained for a millennium. Cultural practices across the coastal region, such as food and medicine gathering, teaching and learning, ceremonies and crafts, instil a great sense of wellbeing and responsibility for the conservation of resources in the extended Aboriginal community and demonstrate a continual and deeply rooted held respect for Country" - Illawarra Local Aboriginal Land Council (2022)⁸.

Wollongong City and Shellharbour City Councils prepared the *Lake Illawarra Coastal Management Program 2020-2030 (CMP)*, to provide the strategic direction and specific actions to address the threats to the Lake and maintain its ecological, social and economic values. ***The overall intent of the CMP is to work towards achieving ecological sustainability for Lake Illawarra over the long term. In relation to planning outcomes, the CMP recommends that areas mapped as impacted by tidal inundation should not be eligible for land use intensification.***

As we continue to develop urban land, there are opportunities to protect and enhance our natural environment and retain its interconnected functions. ***Council will prioritise planning and development which seeks to maintain natural physical topography, minimise interference with natural water systems and enable natural healthy water flows, restore and protect original landscapes, restore biodiversity and connect isolated pockets of environmental value.*** These opportunities can be supported enabling Aboriginal communities to practice their cultural obligations to care for Country through practices such as vegetation management, and by providing ongoing opportunities for the Aboriginal Community to be on-Country.

Key Plans to be delivered

- Wollongong Coastal Management Program (in preparation)
- Riparian Corridor Management Strategy for the West Dapto Urban Release Area (in preparation)
- Illawarra Biodiversity Strategy update (joint council project)

Guiding Documents

- Lake Illawarra Coastal Management Program 2020-2030
- Illawarra Escarpment Strategic Management Plan (2015)
- Flood Risk Management Plans for various catchments
- Illawarra Biodiversity Strategy 2011-2016
- Sustainable Wollongong 2030
- Climate Change Adaptation Plan 2022
- Net Zero Wollongong: Climate Change Mitigation Plan 2023-2030
- West Dapto Vision 2018
- Reconciliation Action Plan
- Wollongong Housing Strategy 2023
- South Wollongong Futures Study

⁸ Salients for Wollongong City Council, Wollongong Coastal Scoping Study 21 March 2023

2. We are resilient to climate risks and environmental hazards

Wollongong's natural geography and climate mean it is subject to a range of environmental risks and hazards. Our urban areas are mainly distributed along the coastal plain, which narrows south to north as the distance between the Illawarra Escarpment and the coastline decreases. Our community experiences environmental hazards differently dependant on where they are located within this rich and complex environment. Our planning framework seeks to ensure our urban areas are resilient, that they thrive in ideal conditions, adapt to change, and survive and recover from extreme events. It is likely that over time land use controls for land in vulnerable areas will need to be modified to reduce risks to our community from environmental risks like flooding, bushfire, coastal storm and heat events.

The urban area of Wollongong is located on a coastal plain, bounded by the ocean and Illawarra Escarpment. Due to the steep escarpment slopes, narrow coastal plain and orographic rainfall patterns, the Wollongong LGA is prone to flash flooding. The historic development patterns mean that many developed areas can be affected. Council's Floodplain Risk Management Studies and Plans (FRMS&P) consider future development scenarios, climate change, mitigation measures and guide management actions, which may include land use planning recommendations. The FRMS&Ps also consider whether access and evacuation routes are available during major floods, information which forms part of the assessment of a Planning Proposal request and Development Applications.

Planning Proposals on land within the flood planning area must address Local Planning Direction 4.1 Flooding. The Direction seeks to ***prevent amendments to the planning framework which would increase risk to people and properties, and place increased requirements on government spending for emergency services and mitigation works.***

The Illawarra Escarpment forms a natural boundary and scenic backdrop to the Wollongong coastal plain. It is one of the most important landscape and cultural features of the region and has high aesthetic value to the local community. The Illawarra Escarpment has elevations in the order of 450 to 700 m AHD. The topography 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. Much of the Illawarra Escarpment and its foothills has been mapped as being subject to known or likely geotechnical risk.

The steep slopes, large water catchment area and the forested nature of the LGA means that many properties have a bush fire risk. The Rural Fire Service (RFS) has certified Council's Bush Fire Prone Land maps. Planning proposals seeking to amend the LEP are considered against the requirements of Local Planning Direction 4.3 Planning for Bushfire Protection. The Direction aims to ***protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas; and encouraging sound management of bush fire prone areas.***

The coast of the Wollongong LGA stretches around 50km from just south of Garie Beach to the Lake Illawarra Entrance at Windang. The northern most 10km between Garie and Stanwell Tops is within the Royal National Park. The coastline comprises a total of 26 beaches, mostly separated by headlands, rock platforms and cliffs, as well as creeks. The distance between the escarpment and the coastline increases as you head south, resulting in smaller estuary catchments in the north and larger catchments to the south.

Council is currently preparing the *Wollongong Coastal Management Program* (excluding the Port of Port Kembla and Lake Illawarra), which will identify coastal management issues and the actions

required to address these issues in a strategic and integrated way. The hazard studies informing the CMP use a 20, 50 and 100 year forecast time frame and consider a range of hazards listed in the Coastal Management Act 2016, including: beach erosion, shoreline recession, coastal lake or watercourse entrance instability, coastal inundation, coastal cliff or slope instability, tidal inundation, erosion and inundation of foreshores caused by tidal waters and waves. The previous *Coastal Zone Management Plan* identified that there are many private properties along the Wollongong Coastline that are potentially affected by existing and future coastal risks. ***Storm erosion and its impacts including loss of land or foundation capacity has been highlighted as a key risk for consideration, as well as coastal and tidal inundation in future planning amendments.***

Much of the urban land along our coastline is zoned for Public Recreation (RE1), or Environmental Conservation (C2), Environmental Management (C3) or Environmental Living (C4) to prevent the intensification of these sites. The larger coastal zone includes the majority of land between the railway line and the coastline between Stanwell Park and Port Kembla. Around Lake Illawarra the coastal zone extends between around 500m to 1km from the lake edge into urban areas. Under Local Planning Direction 4.2 (Coastal Management), planning proposals that seek to amend a local environmental plan in the coastal zone must be consistent with the NSW Coastal Design Guidelines. To achieve this, the planning proposal authority and local plan-making authority will assess a proposal against the requirements set out in section 3.2 of these guidelines. The Direction ***does not permit the intensification of land in the coastal vulnerability area or within a coastal wetlands and littoral rainforest areas and requires the consideration of coastal scenic values within the coastal environment and coastal use area.***

Lake Illawarra is at the southern end of the LGA, straddling both Wollongong City and Shellharbour City Council areas. The Councils' jointly prepared the Lake Illawarra Coastal Management Program 2020-2030 (CMP), to provide the strategic direction and specific actions to address the threats to the Lake and to maintain the ecological, social and economic values of the Lake. The overall intent of the CMP is to work towards achieving ecological sustainability for Lake Illawarra over the long term.

Climate change is altering the way people live in Wollongong. We are experiencing more frequent and intense events including heat, flooding, bushfire, storms, droughts and sea-level rise. These hazards have impacts on the health and wellbeing of the community as well as our built and natural environments. To reduce these impacts our community is supportive of achieving net zero emissions and protecting and investing in our natural environment. Opportunities to support emissions reductions within our community via Council's land use planning framework include support for a renewable energy transition, energy efficiency, reducing waste, sustainable transport, protecting and enhancing our natural environments and green industry. It is important that we work together towards reducing emissions and increasing resilience, and our planning system enables us to mitigate, adapt, and respond to our changing environment guided by strategically planning for a coordinated approach to risk.

As part of their goal to reduce emissions and transition to renewable energy generation, the State government has designated land within Wollongong LGA as a Renewable Energy Zone (REZ). The REZs bring together investment in renewable energy, storage and transmission infrastructure to deliver reliable, affordable and clean electricity for the people of NSW as coal-fired power stations retire over the next 10 to 15 years. ***Projects within the zone have the potential to contribute significantly to Wollongong's net zero targets by reducing emissions from traditional energy generation.***

The REZ includes all of the urban land in Wollongong LGA south of North Wollongong, as well as an area within Shellharbour LGA. The REZ will take advantage of Wollongong's major energy and transport infrastructure, our potential for onshore generation, storage and transmission of renewable energy.

The Illawarra Offshore Wind Zone is governed by the Federal Government's Offshore Electricity Infrastructure Act 2021 and has been designated in commonwealth waters off the coast of Wollongong. ***Projects within the REZ and offshore will require a considered approach to environmental impacts, both at the site of the activities and along the path of transmission lines.***

Council's services and strategic plans seek to meet the development needs of our growing community in a sustainable way which does not put future generations at risk, commit government and private land-owners to significant ongoing costs, or put in place mitigation which will compromise other environmental values. In line with the NSW State Government, we are committed to reducing community emissions to reach net zero emissions in Wollongong by 2050. Council's services and strategic plans seek to meet the development needs of our growing community in a sustainable and resilient way which does not put future generations at risk, commit government and private land-owners to significant ongoing costs, or put in place mitigation which will compromise other environmental values. Our planning framework will support the community to be more adaptive to the impacts of climate change and reduce the future impacts of climate change through reducing emissions.

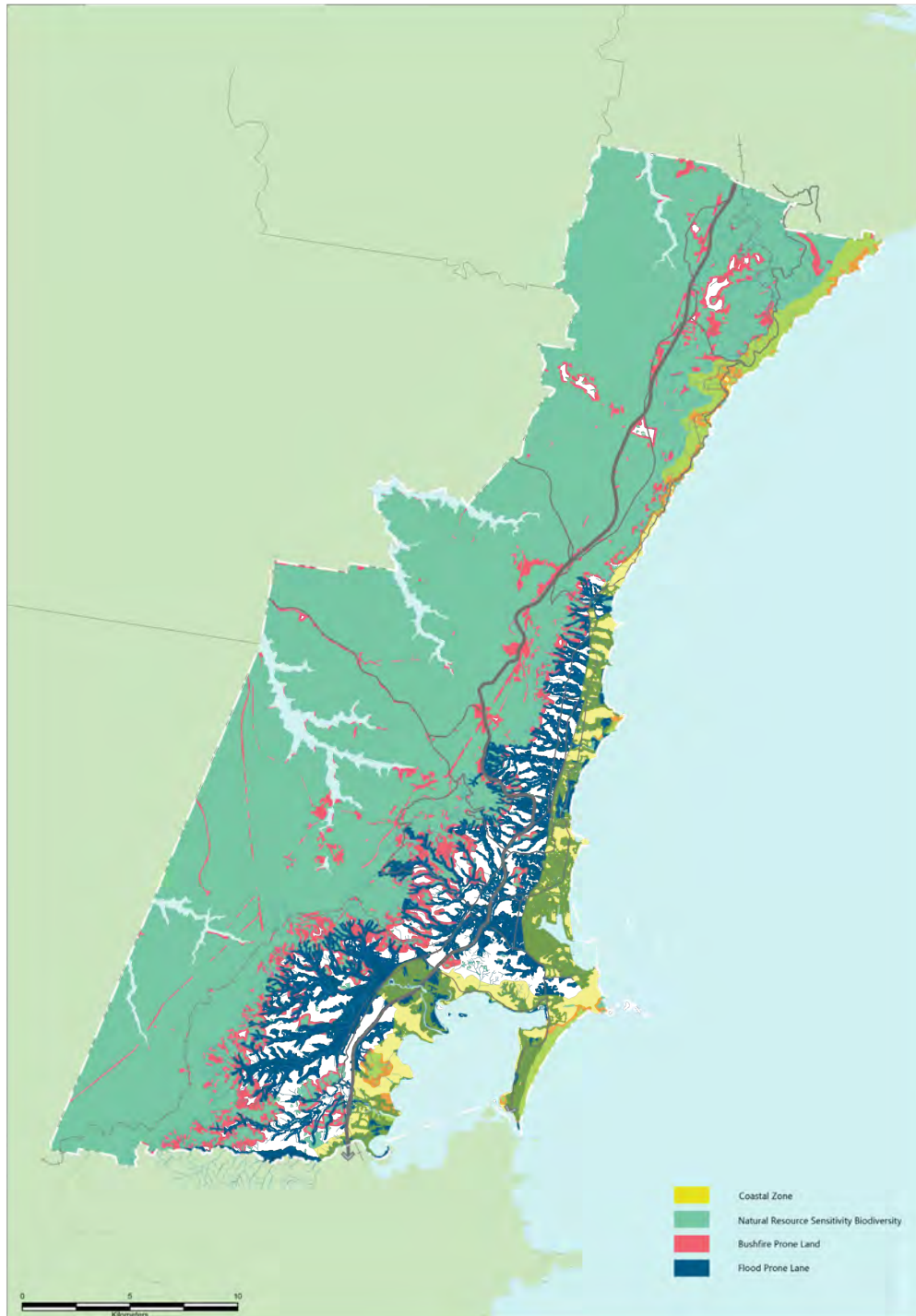
Key plans to be delivered

- Wollongong Coastal Management Program (in preparation)
- Floodplain Risk Management Plans for the following catchments:
 - o Hewitts Creek
 - o Collins Creek
 - o Wollongong City
 - o Brooks Creek
 - o Lake Illawarra
 - o Duck Creek
 - o Minnegang, Hospital Creek and Kully Bay

Guiding Documents

- Sustainable Wollongong 2030
- Net Zero Wollongong Climate Change Mitigation Plan 2023-2030
- Climate Change Adaptation Plan 2022
- Climate Change Friendly Planning Framework
- Urban Heat Strategy 2023
- Lake Illawarra Coastal Management Program 2020-2030
- Coastal Zone Management Program 2017
- Illawarra Escarpment Strategic Management Plan 2015
- Flood Risk Management Plans for various catchments
- Wollongong Housing Strategy 2023
- South Wollongong Futures Study

Figure 4 - Key environmental risks and hazards



3. We have access to green and healthy urban open spaces and streets

The climate of the Wollongong area is warming. We can expect an increased frequency and duration of periods of extreme heat. Urban areas are hotter than rural or natural areas, due to the Urban Heat Island (UHI) effect. Green infrastructure - tree canopy and open green spaces - is key to cooling our urban environments. Open green spaces and green streets are also places of high social value to the community.

Wollongong is fortunate to have large areas of open space, beaches and National Parks. We use our open spaces for a variety of passive and active recreational activities. As our population grows, access to high amenity natural and urban green space will be key to the wellbeing of the community and parks and reserves will come under greater utilisation pressure. Due to high prices and competing needs for land expanding the amount of public open space in existing urban areas will be challenging. This highlights the need to utilise our existing open spaces and streets creatively to maximise urban greening and community recreation.

The Wollongong LEP 2009 includes in its aims (d) *to improve the quality of life and the social wellbeing and amenity of residents, business operators, workers and visitors*. Trees and vegetation are critical to the amenity, recreation opportunities and liveability of the City - and the wellbeing of residents.

Council plays a significant role in restoring natural areas, managing vegetation on public land, and protecting and enhancing vegetation on private land. We have a leadership role in delivering quality streetscapes, improved public amenity and increased shade. Urban greening is a strategic approach to increase the quality and quantity of all vegetation and open green space on all land types in an urban setting. Green infrastructure delivers a range of benefits including mitigating flooding (ie through bank stabilisation), improving air and water quality, cooling the urban environment, encouraging active transport modes, and enhancing biodiversity and ecological resilience.

Council's commitment to urban greening is articulated through the *Urban Greening Strategy* which set a goal for 35% tree canopy cover by 2037. Since the previous LSPS was adopted, tree canopy has increased from 17% to 27%⁹.

Wollongong streets contribute to the natural components of the urban environment through street tree and verge planting. These green elements contribute to more attractive and active streets because they provide more comfortable and pleasing environments for people. The retention and protection of existing trees is key to increasing tree canopy and protecting and maintaining networks of undisturbed deep soil. Existing trees also play an important role in maintaining healthy Country, and mitigating the visual impacts of changes in the built environment. ***New tree planting in the urban environment, especially on our streets and within large hardstand areas like car parks is essential to mitigate against urban heat and provide a network of tree canopy for biodiversity.***

There is currently 46 km² of land (6.2% of the LGA) zoned for Public Recreation (RE1) which includes both Council and Crown Land in the form of parks, sporting fields and reserves. Of the Council owned land, 8.4 km² (1128 lots) is categorised as park and 4.2 km² (150 lots) as sportsground.

As we plan for a denser, more populous City there is need to ensure our urban environment provides the quantity and quality of green spaces our community needs. Council's strategic

⁹ MetroMap Insights - Vector Trees Layer 2023 © Aerometrex Ltd 2024'

framework for open space, recreational facilities and community facilities *Planning People Places* 2006-2026 highlights the need for strategic planning to either only increase housing density in areas where open space provision can sustain additional populations or, commit to improving open space provision to meet additional needs. The strategy outlines an approach to providing, developing and managing open space that maintains an equitable spread of spaces, applies a hierarchy of scale and quality, maintains a consistent level of design and management quality and uses sustainable management practices.

Council's *Play Wollongong Strategy 2014 - 2024*, *Sportsgrounds and Sporting Facilities Strategy 2023/2027* and *Future of our Pools Strategy 2014 - 2024* all analyse and address the community's requirements for open space and recreation. Council will renew the *Play Wollongong Strategy* over the next 12 months. This Strategy covers all public open space in the LGA where the primary purpose of the land is for passive recreation (ie not sport, conservation, easements etc). The development of this strategy update will consider the community's open space requirements in light of the planned population growth.

Table 1: Residential Zoned lots in Public Open Space catchments

Zoned lots	Distance to public open space (radius circles)	
	400m	800m
General Residential	66%	99%
Low Density Residential	86%	97%
Medium Density Residential	87%	99%

Source: Land iQ site search - distance to public open space

Although most of our residential areas are nearby to public open spaces, there are some areas where distribution could be improved.

Across the Centre and Train Station surrounds planned for uplift via the *Transport Oriented Development* (TOD) and *Low-and Mid-Rise Housing* (LMR) programs, opens space provision varies.

Table 2: Lots outside public open space catchments in intensifying areas

Number of lots more than 400m from public open space (radius circle)	
TOD	
Dapto	42
Corrimal	0
North Wollongong	1
LMR	
Dapto	239
Fairy Meadow	51
Warrawong	217
Corrimal	10

Source: Land iQ site search - distance to public open space

The above radial catchment data available through the State's Land iQ software does not take into account features of accessibility including walking paths, cycling routes or topography, nor does it give a picture of the size or quality of the available open space. The update to the *Play Wollongong Strategy* will deliver more detailed analysis to develop a robust LGA-wide framework to evaluate growth planning against public open space provision and access.

Planning Proposals to increase residential density must demonstrate inclusive and equitable provision of public open space. Public open spaces must be designed to ensure adequate sunlight in mid-winter to ensure the health of vegetation and the active use of the space; and shade during mid-summer to protect users from UV radiation. They are to be safe, accessible, connected and green.

Key Plans to be delivered

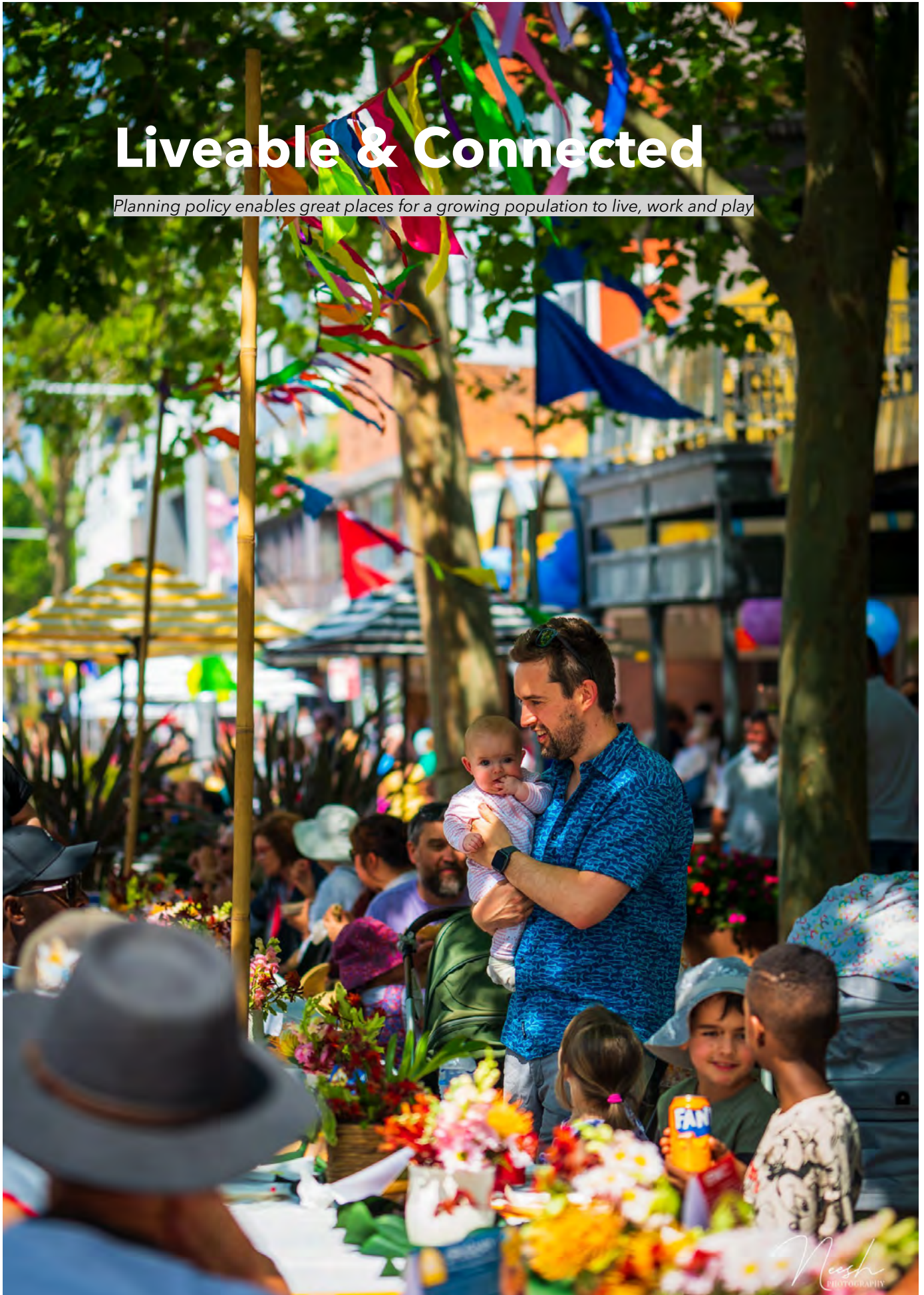
- *Play Wollongong Update*
- *MacCabe Park Masterplan*
- *Lang Park Masterplan*
- *Urban Greening Strategy Update*

Guiding Documents

- *Planning People Places 2006-2026*
- *Play Wollongong Strategy 2014-2024*
- *Sportsgrounds and Sporting Facilities Strategy 2037 - 2027*
- *The Future of our Pools Strategy 2014-2024*
- *Net Zero Wollongong Climate Change Mitigation Plan 2023-2030*
- *Climate Change Adaptation Plan 2022*
- *Urban Greening Strategy 2017-2037*
- *Urban Heat Strategy 2023*
- *Beach and Foreshore Access Strategy 2019-2028*
- *Illawarra Biodiversity Strategy*
- *Plans of Management for Council Community Land*
- *Plans of Management for Crown Reserves*
- *Wollongong Retail and Business Centres Strategy 2023*

Liveable & Connected

Planning policy enables great places for a growing population to live, work and play



4. The natural, built and cultural context informs the design of places and buildings.

Wollongong is set within a dramatic landscape with beaches, changing coastal topography, the Illawarra Escarpment, and Lake Illawarra. These landscapes have cultural, environmental, and recreational values. Over time, human settlement has left physical patterns in the form of open spaces, streets and buildings that combine to create unique places with local character across different broad areas.

Strategic planning and development within Wollongong will respect these contextual values, enhancing areas of environmental and cultural value, and enabling the design of buildings and places in recognition that we are always on Country, and always in the context of a varied landscape, heritage and social settings and systems.

Our population, businesses and industries are growing, and this presents both opportunities and challenges. We will proactively plan for additional housing and jobs in appropriate locations, supported by a range of infrastructure that encourages sustainable transport options. In doing so, we need to balance growth with high quality place-based design of development, strategic infrastructure delivery, land use constraints, natural hazards and the needs of the current and future community.

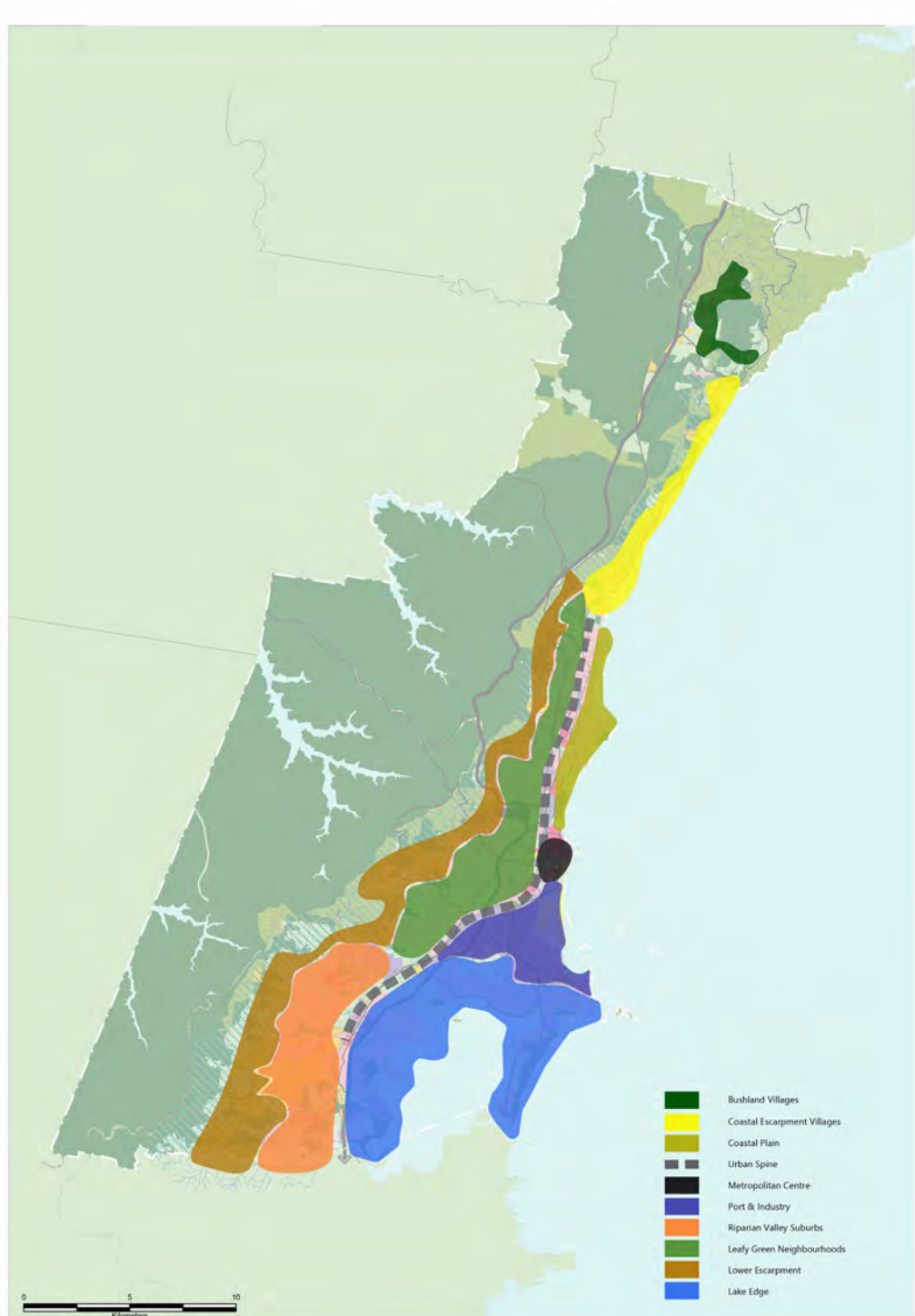
Some areas of Wollongong are not appropriate for certain types of development. This is due to land use constraints, natural hazards, environmental and cultural sensitivities, or infrastructure limits. Current legislation and planning policy generally reflects these restrictions and defines processes to mitigate impact and risk. From time to time the planning framework is amended to further enable this approach.

Managing constraints is one part of a place-based approach to the design of places and buildings. Recognising contextual values and responding to these in the planning and design of places is another significant component.

The NSW Environmental Planning and Assessment Act 1979 (Act) includes the object '(g) to promote good design and amenity of the built environment'. *Better Placed: An integrated design policy for the built environment of NSW (GANSW)* established what the NSW Government expects regarding good design and effective process. Objective 1 of *Better Placed* is 'Better fit: contextual, local and of its place. *Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, and communal aspirations. It also contributes to evolving character and setting.*'

Wollongong includes many distinctive places with recognisable character. Character is a combination of: environmental setting and systems; people and activities; buildings, streets and open spaces; history, culture and tradition. Broadly speaking, Wollongong's character areas are intrinsically linked to natural features and how development has responded to these over time. These broad areas are indicated in Figure 5 and the renewing of character statements in the Wollongong Development Control Plan will take this broader landscape approach moving forward.

Figure 5 – Character Areas



Character is not static, it evolves over time as people and processes impact places. For the character of a place to evolve in a positive way, new interventions should draw on valued existing characteristics whilst delivering on the needs of the community. Improving the identity of a place and supporting its character has a positive effect on liveability and economic prosperity.

Embedded in the character of Wollongong is the cultural significance and practices held by Aboriginal traditional knowledge holders. The sharing of knowledge by Aboriginal knowledge holders is a generous act and provides significant value in the process of strategic planning. Council has and will continue to work with the Aboriginal community to develop place based assessments and frameworks to guide projects and plans. We will continue to seek direction from Aboriginal community, including exploring opportunities to draw together existing cultural value mapping and assessments and build on these to guide and frame future engagement and planning.

There is scope within the planning framework currently in place in Wollongong for a significant level of development. This means that some change is likely across most of our urban area. Our community is familiar with this kind of change, which might occur as a secondary dwelling in a neighbour's backyard, a single dwelling being replaced by a set of town houses, or several commercial buildings being replaced by a shop-top housing development. Over the past 10 years the Wollongong CBD has seen a dramatic change to the skyline with multiple new commercial and mixed-use projects utilising the capacity available in the current planning controls. Similarly, in West Dapto large areas of rural land have transitioned to low and medium density housing.

Development occurring within the existing planning framework must meet its requirements for contextual considerations. Across multiple planning pathways, including complying development and state assessed development applications, the requirements for a development to adhere to specific place-based controls like a development control plan are varied. Planning Proposals to amend the land use and development controls in an area must address a range of contextual issues via the Local Planning Directions, State Environmental Policies, Regional Plan and this Local Strategic Planning Statement.

As Wollongong grows and changes, the qualities and characteristics that are valued and distinctive are to be reinforced. Urban Design Analysis and testing is key to informing changes to the planning framework, which often need to be supported through a masterplan. This work ensures contextual issues are considered and drawn upon, including:

- Identifying important aspects of our natural and cultural heritage, including significant Aboriginal and European sites, assets or values and creating proposals that conserve and acknowledge the historic and cultural context.
- Consideration of existing and desired future character aspects including broad landscape areas, scale, height, density, and allotment pattern, and ensuring important views are maintained from streets and key public spaces.
- How the LEP land use, height, and floorspace controls will result in building typologies and streets that are able to retain significant vegetation, work with topography, maintain important view lines and relate to existing development.

Guiding Documents

- *Wollongong Heritage Strategy 2023 - 2027*
- *Wollongong Housing Strategy 2023*
- *Sustainable Wollongong 2030*
- *West Dapto Vision 2018*
- *Reconciliation Action Plan 2021 - 2023*

5. We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future

The Illawarra Shoalhaven will be the fastest growing region in the state, with Wollongong forecast to add between 66,000¹⁰ to 70,000¹¹ people to its population by 2046. Wollongong's planning framework will evolve to allow for a sufficient pipeline of housing to meet the needs of a growing and diverse population. Diverse and high-quality housing means housing that is great for people and place - varied to provide choice of type and cost, and high-performing to ensure community well-being and a sustainable environment.

Wollongong's existing housing stock is made up of 89,337 dwellings including 59,206 separate houses, 18,273 medium density dwellings, and 10,957 high density dwellings.¹²

The community that these dwellings house is diverse. Analysis of the household/family types in Wollongong City in 2021 compared to Regional NSW shows that there was a higher proportion of couple families with children as well as a similar proportion of one-parent families. There was a lower proportion of lone person households and a lower proportion of couples without children. In 2021 64% of households were purchasing or fully owned their home, 23.1% were renting privately, and 6.8% were in social housing.

What's driving the demand for housing in our City has changed over time. Despite the competition for land and dwellings that comes with a growing population and a finite land supply, our homes are being built larger and housing less people than ever before. Household size is forecast to continue to decrease from 2.48 people per dwelling in 2026 to 2.40 by 2046¹³, meaning the same population would require 890 more homes in 2046 than it did in 2026.

The supply of housing is also changing. Although we're seeing an increase in the diversity of housing types being built, and improved policy and regulation relating to sustainability and construction quality, these dwellings are not available to a wide range of incomes. In the 12 months preceding June 2024, there were no 'entry level' houses (\$810K) or units (\$576K) on the market for purchase, meaning no households on very low, low or moderate incomes could afford to buy a home in Wollongong¹⁴. Rental in 'Entry level' (\$450/w) and 'Median' (\$550/w) units was slightly more available, though only for those on moderate incomes¹⁵.

Housing Policy context

The *National Planning Reform Blueprint* has defined 10 measures to improve housing supply through planning reform. These measures are intended to drive improvements to planning systems to assist jurisdictions in meeting national housing supply targets of new well-located homes. The NSW Government has been delivering against these measures via a range of planning reforms which Council has been actively engaged in implementing at a local level. These reforms, coupled with Council's density uplift program, are intended to deliver a significant amount of capacity for housing, sufficient to meet the short term 2029 target and also generate ongoing supply in the medium and long term.

- **Targets:** NSW released 5-year LGA housing completion targets for each of the 43 Local Government Areas across Greater Sydney, Illawarra-Shoalhaven, Central Coast and Greater

¹⁰ Population and household forecasts, 2021-2046, .id (informed decisions)

¹¹ Common Planning Assumptions, 2024, DPHI

¹² Census of Population and Housing 2016 and 2021, ABS

¹³ Forecast population, households and dwellings, 2026 - 2046, .id (informed decisions)

¹⁴ Housing purchase affordability, 12 months to June 2024, .id(informed decisions)

¹⁵ Housing rental affordability, 12 months to June 2024, .id(informed decisions)

Newcastle regions, and one target for regional NSW. Wollongong's housing target is for the delivery of an additional 9,200 constructed homes by 2029.

- **Transport-oriented development:** State led rezoning proposals for transport-oriented development (TOD) accelerated precincts in Greater Sydney were finalised in late 2024. A further set of TOD planning amendments have been applied around 37 train stations. In Wollongong, this has resulted in increased height and floorspace controls applying to the development of residential flat buildings and shop top housing on land surrounding Dapto and Corrimal Train Stations, with North Wollongong Station expected to follow in April 2025. Council has also nominated Wollongong as a potential Tier 1, and Coniston and Unanderra as potential Tier 2 TOD sites.
- **Low- and Mid-Rise housing:** Two phases of the Low- and Mid-Rise housing policy reforms have been implemented, including increasing the permissibility of medium density housing types across residential zones, and increasing the allowable density of medium density housing types around Centres and Train Stations. In Wollongong these reforms have effect around 4 town centres – Warrawong, Dapto, Fairy Meadow and Corrimal. Supporting delivery of these housing types is the development of the Government Architect NSW housing pattern book.
- **Infill affordable housing bonus:** Amendments to the Housing SEPP have introduced a bonus of up to 30% additional height and floorspace to incentivise the inclusion of 10-15% affordable housing (for 15 years) in new apartment development. Since its implementation in December 2023, there have been 11 applications under this planning pathway, including State Significant Development requests and modifications to existing development consents to take advantage of the bonus. These applications include a total of 525 affordable dwellings in the Wollongong City Centre which has higher height and floor space ratios. If all are approved and constructed, this would significantly increase the LGA's supply of affordable rental dwellings (managed by Community Housing Providers).
- **State Assessed Planning Proposal Pilot:** The State Assessed Planning Proposal Pilot (SAPP) invited applications for site based rezonings linked to increased housing supply. A planning proposal to permit some 1,300 dwellings in a development up to 78m/22 storeys on the Warrawong Plaza site was finalised in February 2025.
- **Urban Development Program:** The Department of Planning, Housing, and Infrastructure (DPHI) is working with State agencies, local councils, and industry through the Urban Development Program (UDP) to establish an evidence base on housing supply at a granular level and to develop the first Infrastructure Opportunities Plans, that outline the long list of infrastructure to effectively support housing and productivity growth. The UDP monitors housing development, land supply and infrastructure delivery in the Illawarra Shoalhaven Region. Importantly, this monitor reports on both building approvals and net completions, helping government to realistically compare approval numbers with housing completion targets. No Infrastructure Opportunities Plans have been released for Wollongong to date.
- **Housing Acceleration Fund:** The Housing Acceleration Fund (HAF) provides grants for critical infrastructure projects which help accelerate the delivery of housing. Projects funded under the HAF include transport, water, wastewater, drainage and community infrastructure. Wollongong has been appreciative of receiving several HAF grants funding road and wastewater projects in West Dapto Urban Release Area.
- **Housing Delivery Authority (HDA):** The Housing Delivery Authority (HDA) has been established to consider proponent-led rezoning and development proposals for larger residential development.

Our housing future

In February 2023 Council adopted the *Wollongong Housing Strategy* which was endorsed by the Department of Planning, Housing and Infrastructure on 17 July 2023. The Strategy presented an

ambitious housing agenda, proposing to increase housing supply substantially in appropriate locations and increase the amount of available Affordable Rental Housing. Council has implemented a range of actions from this Strategy, including the development of an affordable housing policy and procedure, planning proposals to release land at West Dapto for housing, and a planning proposal to limit development on large lots in the Illawarra Escarpment foothills. Ongoing work includes the review of Council owned reserves, increasing development capacity in medium density zones and an affordable housing scheme.

Housing Strategy Vision

Housing will respond to Wollongong's unique environmental setting and heritage.

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

Wollongong City Centre will deliver a range of higher density housing options in appropriate locations having regard to retail and commercial outcomes. It will be a thriving and unique regional city, delivering a diverse economy and offering a high quality lifestyle. It will be liveable and a place where people will want to live, learn, work and play.

Urban Release Areas such as West Dapto, will deliver the largest proportion of new housing supply and will be adequately serviced with essential infrastructure.

Town and village centres, and land zoned for medium density residential development will promote their distinctive character, whilst planning for and facilitating growth and high quality design in desired locations.

Wollongong will strive to increase affordability in the housing market, and to ensure housing provides for a wide range of incomes, people with a disability and for our ageing population.

The State's short term housing targets for Wollongong require the LGA to provide 9,200 constructed dwellings over the five years from July 2024 to July 2029, or 1,840 per year. Just over half that number is expected to eventuate from existing approvals or rezonings that have already occurred. The remaining number are expected to be delivered through the NSW Government's housing reforms¹⁶.

Over the past 30 years, Wollongong has added an average of 819 dwellings to the LGA every year¹⁷. Like our neighbours in Greater Sydney¹⁸, we experienced a peak in housing delivery in 2016/17 when dwelling completions topped out at 1,453. Smaller peaks occurred in 2018/19 and 2020/21 before falling back to pre 2017 levels (~600-800) in 2021/22. The construction or completion of dwellings is influenced by a range of factors, such as interest rates, changing legislation, price of material and labour which are beyond the control of Council.

Council has a role in providing zoned land, enabling planning controls, infrastructure planning and in the assessment of development applications for residential development. Dwelling approval data shows that on average 1,068 dwellings are approved annually. As a consequence, there is an average difference of approximately 200 dwellings per year between approvals and completions. The State's targets for Wollongong are ambitious and require a concerted effort from multiple levels of government and private industry.

¹⁶ NSW Planning, Wollongong Council's housing snapshot, <https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-targets/wollongong-councils-housing-snapshot>

¹⁷ Illawarra Shoalhaven Urban Development Program Dashboard

¹⁸ Sydney Housing Supply Forecast

The range of policy amendments introduced by the State to assist in meeting their targets and incentivising the provision of affordable housing discussed above are extensive. It is likely that both State and Local governments will continue to modify the planning framework and planning pathways to enable the delivery of housing. These initiatives will see the character of some areas change and development outcomes may not always align with community preferences.

In order to accommodate a community which is forecast to grow across all age groups, housing across Wollongong in 2046 will be diverse in type and size, and located to ensure we maximise the value of existing infrastructure.

Challenges

We face a range of challenges in delivering diverse and high-quality housing for Wollongong.

The planning framework does not control how many applications for residential development are submitted, or how many approved development applications go on to be constructed. Council's role is to enable housing development by ensuring there is capacity in the planning framework to house future populations and to assess applications efficiently and in alignment with regulations.

Some locations are constrained by limited infrastructure as well as environmental sensitivities and are not appropriate for intensification of housing, such as the northern coastal escarpment villages.

Providing infrastructure, amenities, facilities and public spaces for current and future West Dapto residents will require partnerships, funding and advocacy in a coordinated and timely way. Delivery of the West Dapto Urban Release Area (WDURA) in stages, and a sensible sequence, is crucial to this approach, to ensure the delivery of infrastructure can be concentrated alongside the growth of housing. ***Council is not intending to progress zoning for urban development within the Stage 4 area of the WDURA until there is clear commitment from Transport for NSW and Sydney Water to supporting infrastructure for that Stage, and no detrimental effect on the progression of the stages 1,2,3 and 5.***

Wollongong's available land is contested by a range of competing land use agendas. The objectives of Land Use zones can be compromised by the addition of new uses. In our effort to increase supply of housing, it is important that other outcomes for employment, industrial development, recreation, heritage and environmental conservation are not ignored. ***Planning proposals to add or increase residential uses that do not align with the objectives of the zone, or which seek to rezone Employment (E), Recreation (RE1), or Environmental (C) land to a residential zone are not encouraged.***

As we increase our stock of dwellings in Wollongong, it is important that they contribute to safe climate, comfortable living, and affordable running costs for the community. ***Council is reviewing the sustainability measures in our DCP to align with community expectations, create healthier living conditions and potentially increase cost of living expenses.***

Our residential zones currently include broad permissibility of different residential typologies. The R1 General Residential, R2 Low Density Residential Zone and the R3 Medium Density Zone permit the full range of residential typologies (dwelling house, dual occupancies, semi-detached dwellings, attached dwellings, multi dwelling housing, residential flat buildings, shop top housing). R4 High density Residential is the only zone which does not permit the lower scale uses (dwelling house, dual occupancies, semi-detached dwellings). Different height and floorspace controls across these zones tend to restrict or incentivise certain typologies, in line with the objectives of the zone and characteristics of the place. However, the permissibility of these lower scale typologies together with moderately increased height and floorspace controls in the R3 zone means that they are dominated by larger single or attached dwellings, which do not deliver the potential housing supply of these zones. ***Amendments to the planning framework to preserve the intent of the***

medium density residential zones, and investigate increase to height and floorspace controls in some locations are being considered by Council.

Housing Growth

We have capacity in our existing zoned land, under the State planning pathways and in the planned urban release areas to deliver housing for our community in the short, medium and long term.

Wollongong CBD will continue to support its key employment and economic role with an increasing population of apartment dwellers energising the streets day and night. The population of the CBD area is forecast to double between 2025 and 2046, increasing from 9,090 to 18,125¹⁹. Over 2,400 dwellings have been completed in the City Centre in the last 11 years. An additional ~1,000 dwellings are under construction, a further ~2,000 dwellings have been approved but construction has not commenced, and a further 2,100 dwellings are under assessment.

West Lake Illawarra Urban Release areas will continue to deliver detached and medium density housing supported by transport, recreation and social infrastructure. Stages 1,2,3 and 5 of the **West Dapto Urban Release Area** (WDURA) have been zoned to permit urban development. Some 14,800 dwellings are enabled through the zoning, of which 6,215 lots have been approved through neighbourhood Plans, 2,900 lots have been approved for subdivision, 509 medium density development dwellings approved and some 2,700 lots have been released. Council has sold a property in Stream Hill to assist housing supply. **Tallawarra** has been rezoned to permit urban development and enable 1,100 dwellings. **Calderwood** spans across Wollongong and Shellharbour LGAs. The Wollongong portion has been rezoned to enable around 700 dwellings.

We will see more medium density housing of varying sizes in and around our **Centres and train stations**, and in **medium density zones**.

Council will continue to work with **private developers** and **public agencies** on **opportunity sites**. In 2022, the former Corrimall Coke Works site was rezoned to permit some 550 dwellings and development is now occurring on-site. Potential for additional housing capacity has been made available on the site via the State's planning reforms. Council has a memorandum of understanding with Homes NSW to collaborate with them to renew their portfolio. Homes NSW will continue to undertake its neighbourhood infill renewal programs, replacing small groups of detached houses with medium density housing types. Major estate renewals at Gwynneville and Bellambi are also progressing with community involvement.

Importantly, not all areas will see growth. The Housing Strategy outlines areas or conditions where it is not appropriate to increase housing density, or where it may be necessary to reduce that density. Key areas where additional residential development is proposed to be limited include the Illawarra Escarpment Foothills, the northern villages (north of Thirroul), Helensburgh surrounds, and high and medium flood risk areas in Windang and Fairy Meadow.

Key plans to be delivered

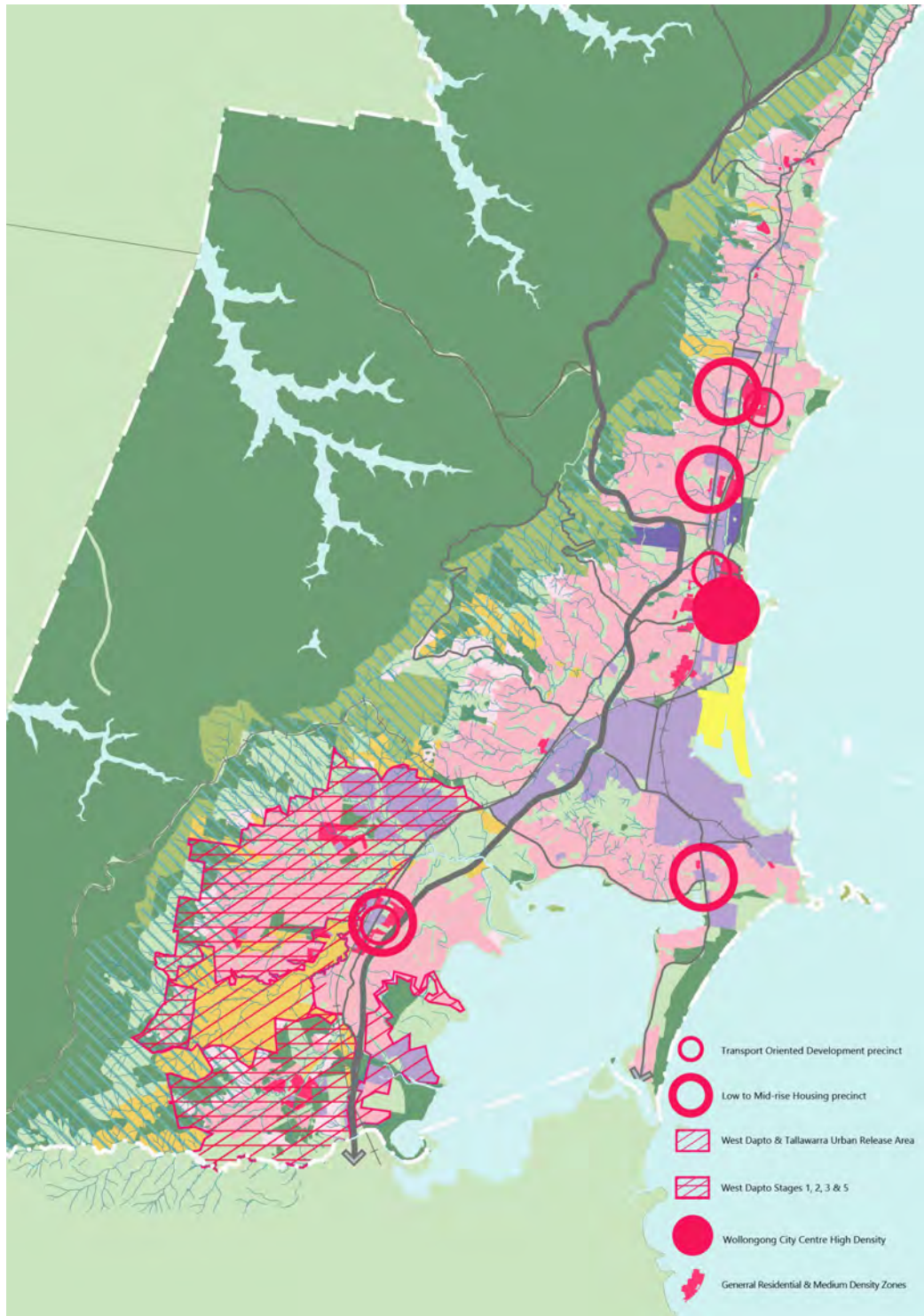
- *Wollongong Affordable Housing Scheme (in preparation)*

Guiding documents

- *Wollongong Housing Strategy 2023*
- *West Dapto Vision 2018*
- *Wollongong Retail and Business Centres Strategy 2023*
- *Wollongong Affordable Housing Policy and Procedures 2024*

¹⁹ Id (informed decisions) *Wollongong Central small area forecast*

Figure 6 - Inset: housing growth focus areas



Note: this map includes North Wollongong TOD which is expected to be formalised in April 2025

6. The network of Centres provides for the needs of our community

Our vision for our City, town and villages Centres is to create vibrant, accessible, and well-defined spaces that meet community needs while supporting economic growth, sustainability, and social well-being. As the retail goods landscape continues to evolve, complimentary services and experiences are key to the ongoing economic life of our Centres. Our community told us that a diverse mix of uses was the most important attribute of their local centre.

Key to the planning controls governing development in Centres is the Centres Hierarchy which describes the characteristics of our City Centre, Major Regional Centres, Major Towns, Towns, Villages and Small Villages.

The *Wollongong Retail and Business Centres Strategy* was adopted in 2023 and endorsed by the Department of Planning, Housing and Environment on 27 July 2023. The Strategy demonstrated that Wollongong's Centres have sufficient retail supply to meet current demand. Our Centres also have a generous amount of feasible supply within the existing planning framework to allow retail businesses to grow in response to increased demand to 2041 and beyond. This room to grow will also need to accommodate complimentary uses appropriate to the type of Centre.

The delivery of planned Centres in West Dapto is critical to ensure the proper functionality of the urban release area. Expectations for development outcomes for zoned West Dapto Centre sites, including land use mix and built form, is being explored and formalised through master-planning processes.

Wollongong CBD is our highest order Centre, and much of the high-quality office space needed to deliver on future jobs generation is expected to be accommodated within it. To attract these jobs a work precinct is required with a distinctly commercial sense of address and strong networking opportunities amongst allied businesses. The Wollongong CBD has strong retail demand²⁰ but suffers from dispersed and diluted retail activity due to the large size of the commercial and mixed-use zones which current require non-residential uses on the ground floor. The Crown Street Mall is evolving into a vibrant environment at the heart of the CBD supported by a range of commercial and community activity which is active day and night.

Centres can play a role in the delivery of medium density housing. The Strategy has identified which Centres have excess supply that could be absorbed through an increase in residential population within the Centre catchment. This information, together with planning and urban design analysis will inform potential increases to residential density in or around some centres like Berkeley, Corrimal, Fairy Meadow, Unanderra, Warrawong. The areas surrounding the Centres of Corrimal, Fairy Meadow and Warrawong also feature uplifted controls as part of the State's Low- and Mid-Rise Housing reforms.

Night-time economies are becoming an increasingly important component of our city and town centres. Centres with successful night-time economies are supported by high quality public spaces, including public space activation and events programs and appropriate infrastructure. Council is committed to supporting the participation of artists and performers, and engaging with a range of planning and regulatory reforms to enable businesses to grow the evening economy and contribute to the vibrancy of our Centres.

Multi-modal accessibility is key to Centre success. Whilst most of Wollongong's Centres are easily accessible by car, public transport access to our Centres and across our LGA continues to be a challenge. The network of town and village Centres in our established suburbs means that our

²⁰ SGS retail gravity modelling showed forecast demand for 91,175sqm of retail floorspace from 2021 out to 2041

community has reasonable access by walking to daily convenience needs from most areas. The western outskirts of suburbs south of Wollongong CBD are an exception. The planned town and village Centres of West Dapto will all need supermarkets and/or grocery stores in order to achieve optimal walkable accessibility (800m).

The Wollongong Retail and Business Centres Strategy made a range of recommendations to benefit our network of centres. Council is progressing with the implementation of these recommendations. The DCP chapter B4 has been updated with a revised retail and business Centre hierarchy and definitions to reflect the contemporary role and function of Wollongong's Centres and guide their growth. Work is progressing on a planning proposal to adjust the boundaries of some centres to protect existing supply or tighten boundaries to concentrate retail activity. This work will also compliment the broader agenda to increase housing supply in appropriate areas, by providing more flexibility for mixed uses on the fringe of some centres.

Guiding Documents

- *Wollongong Retail and Business Centres Strategy 2023*
- *Wollongong City Centre Urban Design Framework 2020*
- *'Places for the Future' Social Infrastructure Future Directions Plan: 2023 - 2036*
- *Wollongong DCP 2009 Chapter D15 West Dapto Urban Release Area Neighbourhood plans and Centre Masterplans*
- *Creative Wollongong 2030*

7. Transport options are safe, reliable and accessible

As we plan for our growing population, our transport network needs to enable a shift in transport modes from private vehicle dependence to public and active transport. This shift will result in a reduction in: greenhouse gas emissions; urban heat; travel times; and poor health outcomes. And increase reliability, social and economic participation, the safety of our streets and the health of our community.

Wollongong's contemporary transport network traces some of the travel routes of our Traditional Custodians, the Dharawal speaking nations. What we now know as the Princes Highway, Lawrence Hargrave Drive, Bulli Pass and Picton Road, are part of a transport network that has been connecting communities for thousands of years²¹.

The early years of urban development in Wollongong, with its fine grain street grids and regional rail line, reflect a period where active and public transport were the mainstays of the transport system. After the 1930's transport planning in Wollongong became increasingly car-centric, based on the assumption that ours would be a car based future. Today, 8 out of 10 trips are by car, and over half of those are less than 1km.

Without change in the way the transport network operates, and how our community travel, over the next 10 years increased vehicle kms will add an environmental cost of \$48m to the community, vehicle delay hours in the AM peak will increase by 21%, and there will be 3,300 more car trips from West Dapto Release Area in the AM peak²².

Council is working to create a resilient and adaptable transport network that allows people to meet their transport needs in a variety of ways. We are committed to managing our street network for all users with a priority on measures to improve public transit, active travel infrastructure, public spaces, traffic calming, landscaping, and mixed uses to foster safe, accessible and attractive areas. Transport for NSW's *Movement and Place Framework* and the *Design of Roads and Streets Guide* are key in aligning these measures with the role and function of the streets in our network.

Our walking network will be accessible and comfortable. Bike riding paths will be inclusive, safe and comfortable, and will continue to be a key driver for mode shift and bike tourism. Active travel will become more attractive for short local trips. Public transport will become more competitive and attractive as a primary option – and will integrate with other travel modes like walking and bike riding. The allocation of on and off-street car parking will create access for those who need it and support high demand locations alongside other transport modes. There will be an emphasis on efficient management of on-street parking in high-demand areas to promote turnover and support fairer access. The public's engagement with the transport network will be user friendly and technology like smart parking systems and real time public transport information at bus stops will be supported.

Council will continue to collaborate with and advocate to the NSW State Government for proactive service planning and prioritised investment in improved and sustainable public transport and freight rail. Key outcomes being sought include more frequent, reliable, time efficient and accessible rail and bus public transport, proactive planning for state roads and highways, micro-mobility regulation and regional active transport routes. We will work towards the evolution of our vehicles to reduce greenhouse gas emissions by supporting the growth of EV charging infrastructure in public spaces and certain types of new development.

²¹ Early Contact Map, NSW Department of Environment and Heritage;
<https://www.environment.nsw.gov.au/resources/cultureheritage/illawarraaboriginalhistoryposter.pdf>

²² Urbis, 2024, Draft Integrated Transport Strategy (based on modelling undertaken by VLC, 2024)

Land use and transport planning will be integrated, to ensure we are maximising existing infrastructure and supporting growth, in well serviced locations, and with the strategic investment. Planning proposals to amend the planning framework will demonstrate alignment with Local Planning Direction 5.1 Integrating Land Use and Transport. The direction aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts improve access to housing, jobs and services by public and active transport: reduce dependence on cars; reduce travel demand - especially by car; and support public transport services and the efficient movement of freight.

Key Plans to be delivered

- *Wollongong Transport Strategy 2025 - 2035 (draft exhibited)*
- *Wollongong City Centre Movement and Place Plan 2025-2035 (draft exhibited)*
- *Wollongong Cycling Network Plan 2025-2035*

Guiding Documents

- *City of Wollongong Pedestrian Plan 2017 - 2021*
- *Wollongong Cycling Strategy 2030*
- *Wollongong Retail and Business Centres Strategy 2023*
- *Wollongong Housing Strategy 2023*
- *Net Zero Wollongong Climate Change Mitigation Plan 2023-2030*

8. The city is enriched by creative and cultural expression

The infusion of creativity and culture into built and natural environments allows the story of our City to be told whilst also encouraging new ideas and perspectives.

The City is an evolving canvas. Its landscape, urban settings and buildings are expressions of the processes and people who formed them. When we 'add to' these places we do so as the next piece in an ongoing story.

The conservation of and reinterpretation of significant heritage places and landscapes by design professionals celebrates their value and enables them to drive the revitalisation of places, whilst acknowledging their historic significance, for community and economic benefit. The Blue Mile, a group of foreshore reserves linked by a shared pathway between Stuart Park and Wollongong Golf Club combined high quality place design with heritage interpretation and public art to create a valuable community asset with broad benefits for health and well-being, and visitor attraction. Smiths Lane Dairy at Wongawilli, a café and general store within the old dairy shed and holding yards on the site of the historic Coral Vale homestead activates this small privately owned precinct for the community, and provides continuity in the context of rapid change in the growing urban release area.

The City's public spaces and streets are locations for cultural expression and celebration. Ensuring that these places are safe and comfortable for people ensures their activation. As we plan for a growing population, and create new suburbs and town centres, the network of these places forms a vital overlay.

Public Art can express community values, enhance our environment, transform a landscape, or question our assumptions. Placed in public sites, this art is unrestricted and there for everyone to experience. Our community has told us that they want arts and culture to flourish in the CBD, suburbs and open spaces and for public art to be included in new building projects. Currently Wollongong has over 170 permanent pieces of public art on display across the Local Government Area. Created by local, national, and international artists, artworks are scattered in and about our suburbs and towns, open spaces, streets, and buildings.

Key plans to be delivered

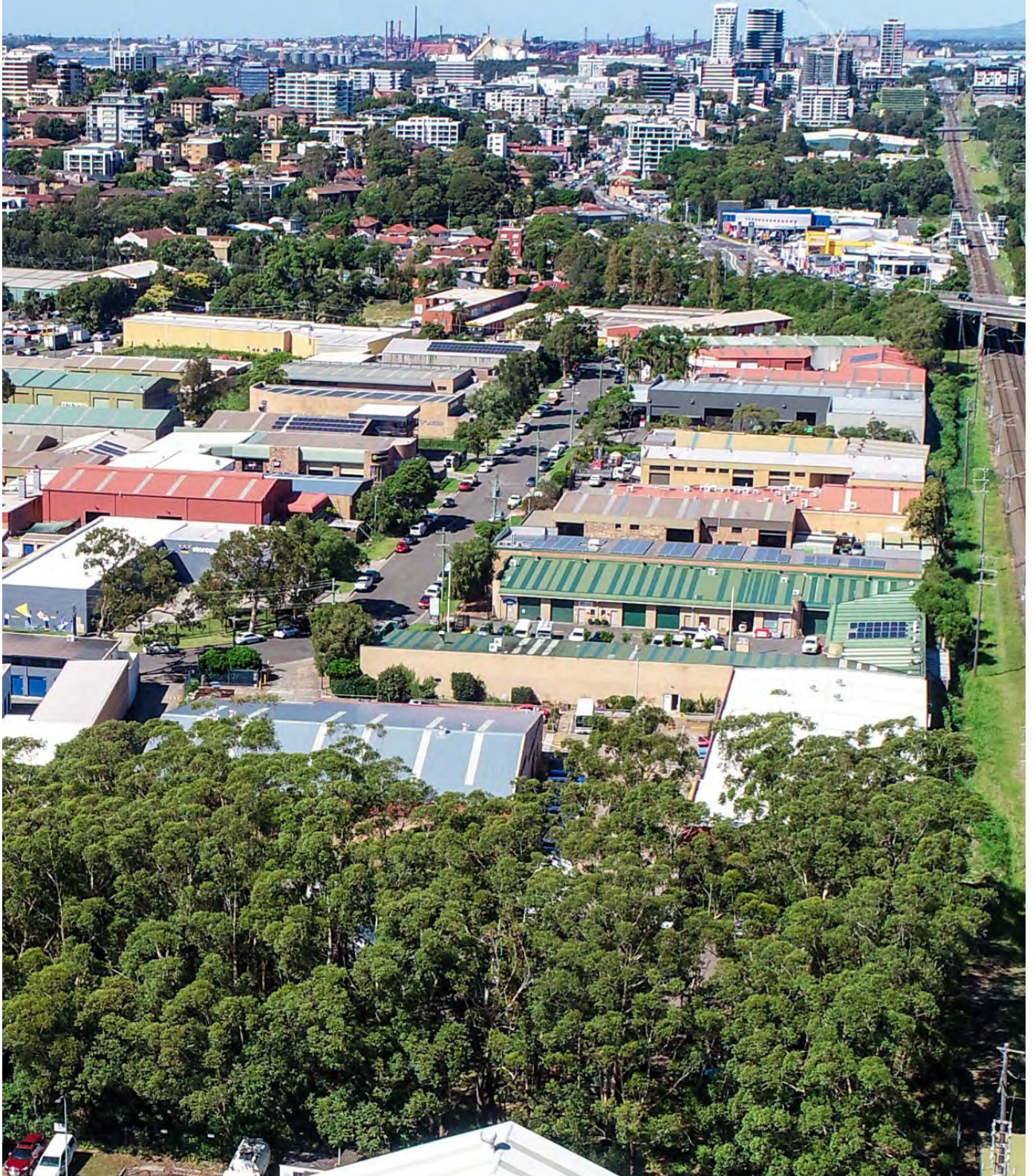
- *West Dapto Cultural Plan with associated Public Art Plan*

Guiding Documents

- *Creative Wollongong 2023-2033*
- *Wollongong Retail and Business Centres Strategy 2023*
- *Wollongong Heritage Strategy 2023 - 2027*
- *Animating Wollongong Public Art Strategy 2022 - 2032*
- *Wollongong City Centre Urban Design Framework 2020*
- *Wollongong Pedestrian Plan 2017-2021*

Productive & Vibrant

Planning Policy enables the efficient and effective use of our assets to deliver a vibrant economy



9. Employment generating uses are prioritised in Centres and Industrial areas

Wollongong is a vibrant coastal city that is home to a supportive business ecosystem, a pipeline of world-class talent, and a growing number of businesses with increasingly global footprints. As the regional capital of the Illawarra, Wollongong plays an important role in providing employment opportunities for both residents of Wollongong and the surrounding region. The City generated \$15.7B in gross regional product in 2023 and employed just over 100,000 people. Wollongong includes a range of land use zones which contribute to employment outcomes for our community and economy. These include industrial land, Centres, productivity support, and some special activity zones (such as around Wollongong Hospital).

Industrial Land

Industrial zoned land plays a key role in the economic success of the region. The management and promotion of industrial lands is important to support jobs growth, provision of services and economic prosperity of Wollongong. The Department of Planning Housing and Infrastructure has recently released the Industrial Lands Action Plan and committed to securing, managing and monitoring the supply of employment lands in NSW. DPHI will work with Council to categorise employment land as state significant, regionally significant, locally significant and other.

Wollongong has a range of established and emerging industrial land. In our West Dapto and Tallawarra Urban Release areas, emerging industrial zoned lands will provide employment opportunities for the community and are of strategic importance to the region. The Port of Port Kembla and surrounding Bluescope steelmaking site includes our most significant heavy industrial zoned land which will continue to drive employment and economic growth and contribute to innovation in the green energy and manufacturing sector. Local industrial lands support the community and local businesses, providing access to important products and services in appropriate locations. Lastly, our mining lands (often zone RU1 Primary Production) will experience some transition if mining activities cease. These lands are often in areas of environmental value, where future land use zoning should protect these values. In some cases, highly disturbed or developed sites may present limited opportunities to transition to other employment related uses. ***Council is committed to maintaining the employment and economic objectives of all these lands.***

The *Wollongong Industrial Lands Review 2023* identifies planning principles and various actions to retain and also further enhance planning controls to facilitate future growth, diversity of uses and advocacy for critically important infrastructure.

Industrial Lands Planning Principles

- 1 Recognise the importance of industrial land to supporting jobs, economic development, and urban services by retaining lands in locations that support these outcomes.
- 2 Recognise, retain, and promote the Port of Port Kembla and surrounds as an area of critical economic importance focused on employment generation in heavy industry, port operations as well as supporting clean energy investment. Alternative employment uses that provide opportunity for growth and evolution of employment generating sectors will be supported through rigorous precinct scale master planning and strategic evaluation processes.
- 3 Retain a mix of lot sizes, including larger lots that accommodate diverse business requirements and support expansion for existing and future industries.
- 4 Where appropriate, allow for increased density on industrial land to accommodate changing building requirements for evolving industrial uses.
- 5 Promote agglomeration of industrial activity within well-defined precincts with efficient transport connectivity and appropriate buffers from surrounding residential.
- 6 Continue to advocate for provision of servicing to industrial lands and critical enabling infrastructure.
- 7 Collaborate with landowners to plan for the eventual transition of mining lands

Retail and Business Centres

Wollongong's Centres deliver sustainable local employment opportunities, economic productivity and convenient access to services for an increasing and evolving population. The 24-hour economy is a growing consideration in our Wollongong CBD and town centres, fuelling vibrancy, creative industries and flexible access to goods and services. State Government led planning reforms have pursued an adaptable and flexible planning approach to Centre land use zones, allowing for innovative, contemporary retail solutions that match consumer need. This has included transitioning to fewer business/employment zones with broader objectives and permissible land uses, creating complying pathways for a wider range of business and business activities, and increasing allowances for hours of operation and the scale of development.

Council has clearly articulated its intent for our retail and business centres through our Retail and Business Centres Strategy 2023. This intent builds on the State Government objectives for a diverse and accessible Centre network and emphasises our community's value of our unique setting and the character and function of individual places. Council documents acknowledge the need to balance increased housing growth and diversity, with the priority for employment generating and population serving businesses in our centres.

The Wollongong Retail and Business Centres Strategy 2023 includes principles to guide planning and development in our centres, including making their role as employment lands clear.

Retail and Business Centres Planning Principles (selected)

- 1 The role of our centres is clear: the retail and business Centre hierarchy and definitions reflect the contemporary role and function of Wollongong's Centres and guide their growth
- 2 Our new Centres in West Dapto are well planned: encourage the development of planned Centres in West Dapto
- 3 Our City Centre is a thriving commercial precinct: prioritise employment floorspace development in the Commercial Core

The *Wollongong City Centre Urban Design Framework 2020* confirmed its vision as a "thriving and unique regional city, delivering a diverse economy and offering a high quality lifestyle. The City Centre is nationally recognised as a liveable city and is the place where people want to live, learn, work and play". The amenity and lifestyle of Wollongong City Centre are part of its unique offer,

and its nearby hospitals and university campuses are seen as key economic assets. Nearly a third (27%) of jobs in the Local Government Area are found in the City Centre. As a Regional City, we are aspiring for growth in jobs across a range of business, government, retail, cultural, entertainment and recreational industries. Key moves to improve the attractiveness of Wollongong to encourage employment growth is important to attract key industries now and into the future. Upgrades to infrastructure, public domain and planning processes will assist in meeting aspirational growth projections.

Special Activities

The Special Activities (SP1) Wollongong Hospital Precinct zone is located in the west of the Wollongong CBD. In addition to their critical role to support the health outcomes of the community, Council recognises the role the health industry plays in the economy and as key employers. Health Care and Social Assistance is our highest employer with 1 in 5 Wollongong jobs being in this industry.

The NSW Department of Planning, Housing and Infrastructure (DPHI) is working with NSW Health Infrastructure and the Illawarra Shoalhaven Local Health District to plan for the future of Wollongong Health Precinct, including ensuring that planning controls enable the expansion of the hospital site to meet forecast demand and health service objectives. The future Wollongong Hospital will increase its capacity to provide non-admitted care, strengthen digital and virtual health, undertake clinically led research and build in innovative models of care and technological advancements. A redevelopment of Wollongong Hospital is a significant opportunity to transition to a low carbon, electrified campus that contributes to the region's sustainability goals. Enabling development floorspace for the expansion of this facility will provide significant public benefit in relation to the health and wellbeing of our Region, as well as supporting employment growth in this sector. Council is committed to working alongside DPHI to realise the planning framework necessary to enable the future Health Precinct.

Key documents to be delivered

- *Wollongong Economic Development Strategy Update*

Guiding Documents

- *Wollongong Retail and Business Centres Strategy 2023*
- *Wollongong Industrial Lands Review 2023*
- *Wollongong Economic Development Strategy 2019-2029*
- *Creative Wollongong 2023-2033*

10. The freight network is efficient, from international trade to the last mile

The importance of linking freight, ports, and airports for economic growth and optimising diverse supply chains to ensure resilient productivity is well established. The movement of freight of all scales through Wollongong's freight network is critical to the operation of our businesses and industries. Ensuring these corridors are protected from encroachment of incompatible land uses, are resilient to environmental hazards and have appropriate capacity via collaborative land use and transport planning is key. Investment in city shaping freight infrastructure has the potential to transform our economy.

Connections to freight corridors to and from industrial areas and trade gateways, and a lack of government investment in freight infrastructure are key barriers to private investment in Industrial zoned land. This can occur at the smaller scale, in the case of unserviced zoned land, or at the larger scale, when an existing precinct is looking to dramatically upscale operations.

The Port of Port Kembla provides for international trade connections importing and exporting commodities including coal, grain, flour, steel, motor vehicles, mineral ore and manufactured goods. The precinct's major road connections are Springhill Road (to the Wollongong CBD) and Five Islands and Masters Roads (to the M1 Princes Motorway). The precinct includes public passenger and freight railway (with the South Coast Line running through the precinct to Port Kembla station) as well as private lines servicing port operations. Freight connections out of the precinct include both the South Coast Line and the Moss Vale - Unanderra Line. With the potential to become NSW's second international container port once Port Botany reaches capacity, this will have implications for existing road and rail connections. ***Amendments to the SEPP Infrastructure and Transport should seek to reduce land use conflicts and, where appropriate, include buffer measures to minimise the impact of development on the efficient functioning of the Port and freight industry.***

In 2045 the regional freight task will continue to grow, particularly with the Port of Port Kembla identified as a possible future container terminal and potential hub for hydrogen production and export. To support this expansion, surrounding road and rail networks will need to embrace technology-driven solutions, and address first mile/last mile limitations. Freight transport between Port Kembla and Sydney will need to be via direct routes to Western Sydney Logistics Centres and Airport. Shifting freight off existing road corridors will reduce 18,500 commuters' trip times by 15-20 minutes.

A key tension for Wollongong is the coupling of freight and passenger transport services. As the city grows, traffic congestion around Wollongong is a risk to efficient freight movement. The joint passenger and freight south coast rail line and the freight and private vehicle road corridors between Wollongong and South Western Sydney all present issues for the efficiency of both passenger and freight movement.

Council will continue to advocate for a resilient freight network via initiatives such as the Illawarra Rail Resilience Plan, and projects including SWIRL (South Western Illawarra Rail Link), Maldon-Dombarton rail link, Outer Sydney Orbital and improvements to the existing South Coast Rail Line and heavy vehicle road network.

The High Productivity Vehicles (HPV) network of roads is restricted, particularly in the southern part of the region, meaning that larger road freight accessing the region must approach from the north via either the M1 Princes Motorway or the M31 Hume Motorway and Picton Road. The construction of the Mount Ousley interchange is intended to improve connectivity, safety and efficiency for some of this HPV traffic.

The growth of online retailing has had implications on many industries, including freight and logistics. Over a quarter of online customers are willing to pay for same-day delivery. This has placed pressure on 'last mile' logistics, which is the most important and most expensive leg the of the delivery process. Traffic congestion, geographical distance, and customer expectations, require distribution Centres to be in areas close to residential populations. Centres are ideal logistical locations, however, prices in and around Centres are high and the impact of 24/7 operations and vehicle dominance on urban amenity needs to be considered in detail to ensure Centres retain pedestrian priority. Cars and vans dominate last-mile deliveries in Wollongong. Delivery and pick up access particularly in relation to logistics, kerbside deliveries in shopping areas, deliveries to apartment buildings and click and collect functions is an area to be carefully managed to ensure pedestrian and bike rider safety and amenity, traffic management is maintained, and access to appropriate levels of parking for loading are achieved.

Council will continue to advocate for:

- A direct rail connection to South-West Sydney
- Improved rail resilience from weather-related impacts
- Bridge clearance heights across the road freight network, particularly on the M1, to accommodate movements of oversized and over mass products.
- The optimisation of Port functions via connections to inland bulk goods receival facilities.
- Road infrastructure, including Picton Road upgrade central and eastern sections should be high delivery priority.

Key Plans to be delivered

- *Wollongong Transport Strategy 2025* (draft exhibited)

Guiding Documents

- *Wollongong Industrial Lands Review 2023*
- *Wollongong Retail and Business Centres Strategy 2023*

11. Port Kembla's industrial precinct and Port are a hub for economic growth, employment and innovation

The Wollongong Industrial Lands Review 2023 committed to recognise, retain, and promote the Port of Port Kembla and surrounds as an area of significant economic importance focused on employment generation in heavy industry, port operations and clean energy investment.

Port Kembla's industrial precinct is a unique asset. It supports international trade and is home to the largest manufacturing site in Australia. The Port is closely supported by the Industrial lands around it in the Unanderra Industrial Estate which employs almost 8,650 people.

The progressive construction of Port Kembla Harbour between 1901 and 2007 changed the natural landscape and processes of the coastal land considerably. Further extensions to the harbour have been proposed, to cater for a range of potential uses. A small area of remnant estuarine wetlands comprising natural saltmarsh, mangroves and swampy oak floodplain forest exists within the area that was formerly Tom Thumb Lagoon. The Port lands are within the Allans Creek flood catchment and include a large amount of land that is within the Coastal Use Area. Much of the Port lands are within the flood planning area with a medium risk category.

The deep-water Port is an international trade gateway for bulk agricultural, construction and mining industries. It is home to the state's largest grain export terminal and second largest coal export port. The NSW Ports lease area includes 8 berths, a short, deep water shipping channel, and is capable of handling large cargo vessels. The port has been identified as a potential location for a defence submarine base and hydrogen hub.

The majority of the remaining lands east of Port Kembla Harbour are occupied by Bluescope's Port Kembla Steelworks facility. The Steelworks were located here in 1928 to take advantage of the deep water port and the nearby metallurgical coal mines. The 760 ha property has a production capacity of over 3 million tonnes of steel and accounts for more than \$2billion in sales of locally produced steel each year.

Bluescope proposes to progressively transform approximately 200ha of underutilised industrial land at Port Kembla into a thriving employment precinct for industry, advanced manufacturing, sustainably focused technologies, education, entertainment and recreational uses. A large proportion of the area is intended to be green and blue space and open parklands. The NSW Government committed \$500,000 in 2024 to investigate the transport infrastructure needed to support the proposed redevelopment.

Serviced and undeveloped industrial land in Wollongong is scarce. The reimagining of a 200ha site in single ownership is a unique opportunity to galvanise the economic role of Port and maximise the productivity of the site for employment and innovative industries. The restoration of the green space and riparian areas, is an opportunity to provide an adequate buffer area between the Heavy Industrial and Port operations and the surrounding residential suburbs of Port Kembla, Warrawong, Lake Heights and Cringila. The Industrial Lands Review supported alternative employment uses on the site provided they provide opportunity for the growth and evolution of employment generating sectors, and are supported through rigorous precinct scale master planning and strategic evaluation processes. Creative Wollongong further articulated Council's intention to advocate for cultural facilities and arts and creative industries to be included in the revitalisation. The Illawarra Shoalhaven Regional Plan cautions the inclusion of high traffic generating development types, such as large scale retail or high density residential, on roads that service the Port to reduce conflicts with dangerous goods vehicles.

Planning at the Port of Port Kembla and surrounding industrial precinct is regulated via State Environmental Planning Policy Infrastructure and Transport. Exhibition of an explanation of the

intended effect of an amendment to the SEPP, and the seeking and consideration of submissions from the public, is at the discretion of the Minister. ***Council will continue to advocate for the Port to play a key economic and employment role, with a focus on heavy industry, port operations and clean energy investment.***

Guiding Documents

- Wollongong Industrial Lands Review 2023
- Wollongong Economic Development Strategy 2019-2029
- Creative Wollongong 2023 - 2033

12. The growing visitor economy celebrates natural and cultural assets

Wollongong is an extraordinary place to visit. Growing the visitor economy is recognised in Council's Economic Development Strategy (2019-2029) which identified the attraction of more major events and tourism infrastructure as a game changer for Wollongong's economy. Increased visitation, especially overnight visitors, has a positive benefit to the local economy through increased expenditure which supports local businesses and jobs. Visitation also needs to be planned for, with adequate space, services and infrastructure to support movement and activity and protect our natural and cultural assets.

Wollongong has numerous attractors to drive the visitor economy. A spectacular coastline and escarpment; places to swim, ride, walk and play; historic character filled villages, and a thriving creative industry of festivals, live music, sporting events and public art.

On an average day, around 74% of Wollongong's resident population remains in Wollongong, equal to around 166,000 people. The rest of the people present are visitors from other LGAs. On average this equals around 121,000 people, giving Wollongong a daily population of around 287,000 people.

Our daily visitors come to Wollongong for a range of reasons - to access work, education, a range of goods and services, and to visit people and places. Most of our daily visitors are from Shellharbour (12.4%), Shoalhaven (2.38%), Sutherland (2.30%) and Canterbury Bankstown (1.49%). On peak activity days like Christmas Day, the local population is slightly higher (~1,400pp), and the visitor population is significantly higher (~46,000pp).

As a regional city, business people visit Wollongong during the week for work trips, training, and conferences. There are opportunities for greater mid-week worker visitation underpinned by the recent increase in A-grade office space. The public and private hospitals, Wollongong University and TAFE continue to attract a large working population from outside the LGA. This working population stimulates the local economy, supporting daytime and night time activity.

On the weekend, Wollongong's proximity to Sydney and regions to the south means that for many people, Wollongong is an easy day trip to visit family and friends, attend an event or enjoy our local attractions.

Our foreshore places are key attractors for visitation to our Wollongong. On an average day, approximately 37,000²³ people visit our foreshore places - around 31,000 per day on a weekday, and 52,000 per day on a weekend²⁴. In an average week, trips to and from the foreshore places make up 5.05% of the activity on the road network²⁵. Overall, visitation to our foreshore places is split 53% locals to 47% visitors. Shellharbour LGA has the highest percentage of visitor population, at 6.22%. This is followed by Camden (3.94%) Sutherland (3.78%) Campbelltown (3.44%) and Liverpool (2.22%). Bald Hill, Stanwell Park Beach and Bulli Beach all have average visitor populations of 75% or higher. 2041 projections show that we are expected to have a significant increase in visitation to our Foreshore places. On an average weekday, there is expected to be an additional 4,467 visitors and 3,779 locals visiting foreshore places. On weekends the increase is for 8,937 visitors and 5,373 locals.

²³ rounded to the nearest thousand

²⁴ Wollongong Per Place Estimates; Place Intelligence 2023

²⁵ Wollongong Places of Interest Road Index; Place Intelligence 2022

Sports and recreational tourism in Wollongong includes a mix of stadium and court events, and cycling and walking trails. Bike tourism has grown significantly in the area since the establishment of the coastal bike paths and the UCI World Cycling Championships (2022). Strategic planning for cycle and pedestrian routes which safely accommodate both local active transport needs as well as managing high visitation from bike tourism is a key consideration, particularly along the coastline, lake and on Escarpment paths. ***There will be opportunities to fill in missing links along key corridors and create new district routes through urban release areas during redevelopment and neighbourhood planning.*** The environmental and cultural impacts of mountain biking within the Illawarra Escarpment has been a key consideration of planning by NPWS and Council for the planned 70km sustainable mountain bike experience. Part of this work involves the removal of informal tracks in sensitive cultural areas in consultation with the Aboriginal community.

Walking trails within the Royal National Park, the Wodi Wodi track between Stanwell Park – Bulli Tops, and the Mount Keira ring track attract a high number of visitors. Over 50% of those walking the Wodi Wodi track are visitors from outside the LGA. The Grand Pacific Walk masterplan envisions a continuous pathway for walking or riding between Stanwell Tops and the entrance to Lake Illawarra at Windang. Council is progressively designing and constructing the remaining sections of this route.

Wollongong includes other locations for potential destination walking and cycling paths. Lake Illawarra currently attracts between 20 and 40% visitors to the open space parklands which line the northern shore. A continuous connecting shared path around the Lake presents opportunities for increased visitation by both locals and visitors, and the development of a key tourist destination with public art, cultural interpretation and environmental restoration and education.

Wollongong's creative and cultural places and events are another key asset supporting our visitor economy. Our cultural infrastructure includes small and large venues for visual and performing arts and live music, a regular calendar of local and regional scale events, and a network of public art in scenic locations. This infrastructure is driven by both government and private investment, and supported by an active business community who provides food and beverage, transport and accommodation services.

Wollongong's Tourism Accommodation Strategy was adopted in February 2025. The Strategy seeks to maximise the economic and employment benefit of increased visitation and convert weekend day trips into overnight stays to increase visitor spend and expand their experience of Wollongong.

Tourism accommodation venues occur throughout the LGA, providing accommodation for over 5,400 guests. Different forms of Tourism accommodation are permissible in many zones under the Wollongong LEP 2009. The SP3 Tourist zone is partially used for tourism accommodation.

The attraction of and investment in tourist infrastructure is a shared opportunity across all tiers of government, industry associations and the development / investor sector.

The tourism industry has told us that more tourism accommodation is required to attract and support major events and conferences, however the feasibility of hotel development is challenging due to a range of factors, including high land and construction costs, holding costs before operational cashflow kicks in, and competition with higher yielding uses.

The Tourism Accommodation Strategy recommended retaining, upgrading and expanding existing hotel and motel accommodation; establishing 2 new 5 star (or equivalent) hotels in Wollongong CBD and establishing new tourism accommodation in the existing SP3 Tourism zone. These recommendations will be realised through various changes to the planning framework, via planning proposals to amend uses in the SP3 zone and incentivise tourism accommodation via additional permissibility and height and floorspace increases in certain zones and areas.

Key plans to be prepared

- *Wollongong Cycling Network Plan*
- *Lake Illawarra Shared Path Masterplan*

Guiding Documents

- *Economic Development Strategy (2019-2029)*
- *Creative Wollongong 2024 - 2033*
- *Tourism Accommodation Strategy 2025*
- *Wollongong Heritage Strategy 2023-2027*
- *Grand Pacific Walk Masterplan*
- *Wollongong Cycling Strategy 2030*

Consistency with the strategic planning framework

Planning Priorities	Regional Plan Objectives	Community Strategic Plan
<i>Sustainable & Resilient: Planning Policy enables the care of the environment and prepares our community for the impact of a changing climate</i>		
1 We rehabilitate and protect natural environments and ecosystems	A sustainable and resilient region Objective 11: Protect important environmental assets Objective 17: Secure water resources	Goal 1: We are a sustainable and climate resilient City 1.2 Partner with Aboriginal and Torres Strait Islander communities and organisations in the way we care for the environment. 1.3 Manage and improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans. 1.7 Apply ecologically sustainable development principles to manage our coastal environments, including Lake Illawarra, to protect and enhance their ecological, social, cultural and economic values.
2 We are resilient to climate risks and environmental hazards	A sustainable and resilient region Objective 12: Build resilient places and communities Objective 15: Plan for a Net Zero region by 2050	Goal 1: We are a sustainable and climate resilient City 1.4 Increase our resilience to natural disasters and ability to adapt to a changing climate, to protect life, property, and the environment. 1.5 Work together to achieve net zero carbon emissions, and reduce waste going to landfill. Goal 2: We have well planned, connected and liveable places 2.2 Facilitate ecologically sustainable development that considers the current and future needs of our community and environment.
3 We have access to green and healthy urban open spaces and streets	A productive and innovative Region Objective 1: Strengthen Metro Wollongong as a connected, innovative and progressive city: utilise green infrastructure to create a green network of open spaces; activate public domain to support investment and renewal Objective 5: Create a diverse visitor economy: Strategic planning and local plans should consider opportunities to: create green and open spaces that are accessible and well connected and enhance existing green infrastructure in tourist and recreation facilities A sustainable and resilient region Objective 13: Increase urban tree canopy cover Objective 14: Enhance and connect parks, open spaces and bushland with walking and cycling paths (supporting document – Greener Places Action 5: Develop the Illawarra Shoalhaven Green Grid and identify priority projects for enhancement	Goal 2: We have well planned, connected, and liveable places 2.1 Urban areas are planned and well maintained to provide a healthy and safe environment for our community to live, work and play. Goal 4: We have a healthy, respectful and inclusive community 4.2 Provide a variety of quality and accessible public spaces and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community.

Planning Priorities	Regional Plan Objectives	Community Strategic Plan
<i>Liveable & Connected: Planning policy enables great places for a growing population to live, work and play</i>		
4 The natural, built and cultural context informs the design of places and buildings.	A region that values its people and places Objective 22: Embrace and respect the region's local character Objective 23: Celebrate, conserve and reuse cultural heritage	Goal 1: We are a sustainable and climate resilient City 1.2 Partner with Aboriginal and Torres Strait Islander communities and organisations in the way we care for the environment. Goal 2: We have well planned, connected and liveable places 2.2 Facilitate ecologically sustainable development that considers the current and future needs of our community and environment. 2.7 Develop and implement programs and projects that achieve proactive heritage management, education and promotion. Goal 3: We foster a diverse economy, and we value innovation, culture and creativity 3.11 Using community art and cultural development practices, our places and spaces reflect the creativity, history and identity of our people. Goal 4: We have a healthy, respectful and inclusive community 4.11 Partner with our diverse communities, including Local Aboriginal and Torres Strait Islander, and Culturally and Linguistically Diverse communities on programs and projects.
5 We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future	A region that values its people and places Objective 18: Provide housing supply in the right locations Objective 19: Deliver housing that is more diverse and affordable	Goal 2: We have well planned, connected and liveable places 2.4 Housing provides choice, affordability, and liveability for our diverse community. 2.5 Integrated services are provided to residents in need of urgent shelter.
6 The network of Centres provides for the needs of our community	A productive and innovative region Objective 7: Respond to the changing nature of retail A sustainable and resilient region Objective 12: Build resilient places and communities A region that values its people and places Objective 21: Respond to the changing needs of local neighbourhoods	Goal 2: We have well planned, connected and liveable places 2.1 Urban areas are planned and well maintained to provide a healthy and safe environment for our community to live, work and play. 2.6 The growth of West Dapto urban release area is well planned with facilities, spaces and educational institutions to support the growing community. Goal 4: We have a healthy, respectful and inclusive community 4.1 Accessible and appropriate health care services are available to the community. 4.2 Provide a variety of quality and accessible public spaces and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community. 4.7 Work towards enabling all people in our community to have access to safe, nutritious, affordable, and sustainably produced food.

Planning Priorities	Regional Plan Objectives	Community Strategic Plan
7 Transport options are safe, reliable and accessible	A sustainable and resilient region Objective 14: Enhance and connect parks, open spaces and bushland with walking and cycling paths A smart and connected region Objective 28: Create connected and accessible walking and cycling networks	Goal 2: We have well planned, connected and liveable places 2.3 Deliver high quality, fit for purpose and sustainable infrastructure to support a growing and resilient city. 2.8 Plan, advocate for, and provide accessible and sustainable multi-modal transport networks. This includes continuation and expansion of the Gong Shuttle, and active transport infrastructure to meet the community's needs. 2.10 Plan and provide sustainable infrastructure for safe and liveable places integrated with the environment and accessible to key transport routes. 2.12 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.
8 The city is enriched by creative and cultural expression	A region that values its people and places Objective 23: Celebrate, conserve and reuse cultural heritage	Goal 3: We foster a diverse economy, and we value innovation, culture and creativity 3.9 Enable signature events and festivals where communities and visitors can gather and celebrate. 3.11 Using community art and cultural development practices, our places and spaces reflect the creativity, history and identity of our people.
<i>Productive & Vibrant: Planning Policy enables the efficient and effective use of our assets to deliver a vibrant economy</i>		
9 Employment generating uses are prioritised in Centres and Industrial areas	A productive and innovative region Objective 1: Strengthen Metro Wollongong as a connected, innovative and progressive City Objective 2: Grow the region's Regional Cities Objective 4: Activate regionally significant employment precincts to support new and innovative economic enterprises Objective 7: Respond to the changing nature of retail	Goal 2: We have well planned, connected and liveable places 2.1 Urban areas are planned and well maintained to provide a healthy and safe environment for our community to live, work and play. 2.6 The growth of West Dapto urban release area is well planned with facilities, spaces and educational institutions to support the growing community. Goal 3: We foster a diverse economy, and we value innovation, culture and creativity 3.3 Increase and attract new business investment and enterprise to Wollongong while supporting and growing existing local businesses. 3.4 Continue to build Wollongong CBD as a vibrant employment precinct with an active evening economy. 3.7 Support growth sectors to assist in the ongoing transition of Wollongong's economy including the Port Kembla industrial lands.

Planning Priorities	Regional Plan Objectives	Community Strategic Plan
10 The freight network is efficient, from international trade to the last mile	A productive and innovative region Objective 6: Activate the region's harbours to promote the blue highway A smart and connected region Objective 27: Protect major freight networks	Goal 2: We have well planned, connected and liveable places 2.9 Effective and integrated regional transport with a focus on road, bus, rail and freight movement (including the port of Port Kembla). 2.11 Advocate for strong transport links within the Local Government Area, and connections to Sydney, particularly Western Sydney (including the Aerotropolis), the Illawarra Region, to provide physical and economic opportunities.
11 Port Kembla's industrial precinct and Port are a hub for economic growth, employment and innovation	A productive and innovative region Objective 3: Grow the Port of Port Kembla as an international trade hub Objective 4: Activate regionally significant employment precincts to support new and innovative economic enterprises A smart and connected region Objective 25: Collaborate to leverage opportunities from Western Sydney's growth	Goal 3: We foster a diverse economy, and we value innovation, culture and creativity 3.2 Continue to diversify and grow the Wollongong economy to enhance its economic and employment role in the Region recognising opportunities and challenges in South West Sydney. 3.6 We are leaders in sustainable industries and support a transition to a low-carbon and clean energy future.
12 The growing visitor economy celebrates natural and cultural assets	A productive and innovative region Objective 5: Create a diverse visitor Economy A region that values its people and places Objective 24: Support major events, public art and cultural activities A smart and connected region Objective 25: Collaborate to leverage opportunities from Western Sydney's growth	Goal 3: We foster a diverse economy, and we value innovation, culture and creativity 3.2 Continue to diversify and grow the Wollongong economy to enhance its economic and employment role in the Region recognising opportunities and challenges in South West Sydney. 3.8 Promote the Wollongong Local Government Area as an event, conference and visitor destination. 3.9 Enable signature events and festivals where communities and visitors can gather and celebrate. 3.10 Promote and support tourism opportunities through planning controls and infrastructure. 3.11 Using community art and cultural development practices, our places and spaces reflect the creativity, history, and identity of our people.

Implementation

With a large set of recently adopted Strategies, Council is in an excellent position to galvanise our existing strategic planning approach without needed to generate a new set of actions.

The LSPS includes a summary implementation plan which outlines the range of adopted Council documents, documents to be delivered, and Council Services which are relevant to the delivery of 12 Planning Priorities.

As we implement the LSPS, Council is committed to progressively engaging with our community and supporting our decisions with data and evidence.

Community engagement with planning policy is productive and inclusive

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. Openness and accountability creates trust that enables effective planning

Council is committed to demonstrate best practice engagement with our community through the following principles:

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

Council does this through the ongoing implementation of the Community Engagement Strategy, Community Participation Plan and Aboriginal Engagement Framework.

The Community Participation Plan outlines how Council will engage with the community about planning and development matters, and how the community can provide their feedback.

Many planning matters are handled through local or State panels, or through the NSW Department of Planning, Housing and Infrastructure (DPHI). From time to time, Council partners with the DPHI to make the community aware of changes to the planning framework which are not initiatives of Council.

Data and evidence drives planning decisions

Data-driven strategic plans use information and analysis to define a strategic priority and identify challenges and barriers. Evidence-based decision making allows local government to be more responsive to community needs and ultimately more effective in achieving desired outcomes.

Urban Planning can be a complex and technical activity involving multiple qualitative and quantitative inputs. Having accurate and current base level information is key to ensuring land use decisions can be evaluated appropriately. evaluated

Council's Information Management and Technology Service is committed to empower a data driven culture to enable Council to meet its strategic objectives and take advantage of emerging technologies which are aligned with business needs.

Council's Land Use Planning service prepares and issues Planning Certificates and maintains data in the Land Information System to provide accurate for residents and investors.

Implementation Plan Summary

Planning Priorities	Supporting Documents	Council Core Business Services
<i>Sustainable & Resilient: Planning Policy enables the care of the environment and prepares our community for the impact of a changing climate</i>		
1 We rehabilitate and protect natural environments and ecosystems	Sustainable Wollongong 2030 Illawarra Biodiversity Strategy 2011 - 2016 Net Zero Wollongong: Climate Change Mitigation Plan 2023-30 West Dapto Vision Reconciliation Action Plan Wollongong Housing Strategy 2023 South Wollongong Futures Study Climate Change Adaptation Plan 2022 Lake Illawarra Coastal Management Program 2020-2030 Illawarra Escarpment Strategic Management Plan 2015 Flood Risk Management Plans for various Precincts To be delivered: <i>Wollongong Coastal Management Program</i> <i>Riparian Corridor Management Strategy for the West Dapto Urban Release Area</i> <i>Illawarra Biodiversity Strategy Update</i>	Botanic Garden and Annexes Natural Areas Management Environment Services Land Use Planning Property Services Regulatory Compliance
2 We are resilient to climate risks and environmental hazards	Sustainable Wollongong 2030 Net Zero Climate Change Mitigation Plan 2023-30 Climate Change Adaptation Plan 2022 Climate Friendly Planning Framework Urban Heat Strategy 2023 Lake Illawarra Coastal Management Program 2020-2030 Coastal Zone Management Program 2017 Illawarra Escarpment Strategic Management Plan 2015 Floodplain Risk Management Studies and Plans Wollongong Housing Strategy 2023 South Wollongong Futures Study To be delivered: <i>Wollongong Coastal Management Program</i> <i>Floodplain Risk Management Plans for various catchments</i>	Botanic Garden and Annexes Natural Areas Management Environmental Services Emergency Management Service Land Use Planning Floodplain Management and Stormwater Services Waste Management Aquatic Services Infrastructure Strategy and Support

Planning Priorities	Supporting Documents	Council Core Business Services
3 We have access to green and healthy urban open spaces and streets	Planning People Places 2006-2026 Play Wollongong Strategy 2014-2024 Sportsgrounds and sports fields strategy 2023-2027 The Future of our Pools Strategy 2014-2024 Urban Greening Strategy 2017-2037 Urban Heat Strategy 2023 Beach and Foreshore Access Strategy 2019-2028 Illawarra Biodiversity Strategy 2011 - 2016 Climate Change Mitigation Plan 2023-30 Climate Change Adaptation Plan Wollongong Retail and Business Centres Strategy Plans of Management for Council Community Land Plans of Management for Council reserves To be delivered: <i>Play Wollongong update</i> <i>MacCabe Park Masterplan</i> <i>Lang Park Masterplan</i> <i>Urban Greening Strategy update</i>	Botanic Garden and Annexes Natural Areas Management Environment Services Waste Management Land Use Planning Property Services Aquatic Services Community Facilities Community Programs Leisure Centres Parks and Sport Fields Infrastructure Strategy and Support Emergency Management Service
<i>Liveable and Connected: Planning Policy enables great places for a growing population to live, work and play</i>		
4 The natural, built and cultural context informs the design of places and buildings.	Reconciliation Action Plan Wollongong Heritage Strategy 2023-2027 Sustainable Wollongong 2030 Wollongong City Centre Urban Design Framework Lake Illawarra Coastal Management Program 2020-2030 Wollongong Housing Strategy 2023 West Dapto Vision 2018	Environment Services Land Use Planning Development Assessment Service Floodplain Management and Stormwater Services
5 We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future	Wollongong Housing Strategy 2023 West Dapto Vision 2018 Wollongong City Centre Urban Design Framework 2020 Wollongong Retail and Business Centres Strategy 2023 Wollongong Affordable Housing Policy and Procedures 2024 To be delivered: <i>Wollongong Affordable Housing Scheme</i>	Land Use Planning Floodplain Management and Stormwater Services Development Assessment Public Health and Safety

Planning Priorities	Supporting Documents	Council Core Business Services
6 The network of Centres provides for the needs of our community	<p>Wollongong Retail and Business Centres Strategy 2023</p> <p>Places for the Future: Social infrastructure Future Directions Plan 2023-2036</p> <p>Creative Wollongong 2023-2033</p> <p>Wollongong City Centre Urban Design Framework 2020</p> <p>Wollongong DCP 2009 Chapter D15 West Dapto Urban Release Area Neighbourhood Plans and Centre Masterplans</p>	<p>Land Use Planning</p> <p>Transport Services</p> <p>City Centre Management</p> <p>Arts and Culture</p> <p>Economic Development</p> <p>Community Facilities</p> <p>Community Programs</p> <p>Libraries</p> <p>Parks and Sports Fields</p> <p>Public Health Safety</p>
7 Transport options are safe, reliable and accessible	<p>Wollongong Cycling Strategy 2030</p> <p>City of Wollongong Pedestrian Plan 2017-2021</p> <p>Wollongong Retail and Business Centres Strategy 2023</p> <p>Wollongong Housing Strategy 2023</p> <p>Net Zero Wollongong: Climate Change Mitigation Plan 2023-30</p> <p>To be delivered:</p> <p><i>Wollongong Transport Strategy 2025-2035</i></p> <p><i>Wollongong City Centre Movement and Place Plan 2025-2035</i></p> <p><i>Wollongong Cycling Network Plan 2025-2035</i></p>	<p>Transport Services</p> <p>Infrastructure Strategy and Support</p> <p>Environment Services</p> <p>Land Use Planning</p> <p>Aged and Disability Services</p>
8 The city is enriched by creative and cultural expression	<p>Creative Wollongong 2023-2033</p> <p>Wollongong Heritage Strategy 2023-2027</p> <p>Animating Wollongong Public Art Strategy 2022 - 2032</p> <p>Wollongong Retail and Business Centres Strategy 2023</p> <p>Wollongong City Centre Urban Design Framework 2020</p> <p>Wollongong Pedestrian Plan 2017-2021</p> <p>To be delivered:</p> <p><i>West Dapto Cultural Plan with associated Public Art Plan</i></p>	<p>Land Use Planning</p> <p>City Centre Management</p> <p>Arts and Culture</p> <p>Engagement, Communications and Events</p> <p>Community Programs</p>

Planning Priorities	Supporting Documents	Council Core Business Services
Productive & Vibrant: Planning Policy enables the efficient and effective use of our assets to deliver a vibrant economy		
9 Employment generating uses are prioritised in Centres and Industrial areas	<p>Wollongong Economic Development Strategy 2019 - 2029</p> <p>Wollongong Industrial Lands Review 2023</p> <p>Wollongong Retail and Business Centres Strategy 2023</p> <p>Creative Wollongong 2023-2033</p> <p>To be delivered:</p> <p><i>Wollongong Economic Development Strategy Update</i></p>	<p>Land Use Planning</p> <p>Economic Development</p>
10 The freight network is efficient, from international trade to the last mile	<p>Wollongong Retail and business Centres Strategy 2023</p> <p>Wollongong Industrial Lands Review 2023</p> <p>To be delivered:</p> <p><i>Wollongong Transport Strategy 2025-2035</i></p>	<p>Land Use Planning</p> <p>Transport Services</p> <p>Infrastructure Strategy and Support</p>
11 Port Kembla's industrial precinct and Port are a hub for economic growth, employment and innovation	<p>Wollongong Economic Development Strategy 2019 - 2029</p> <p>Wollongong Industrial Lands Review 2023</p> <p>Creative Wollongong 2022 - 2033</p>	<p>Land Use Planning</p> <p>Economic Development</p>
12 The growing visitor economy celebrates natural and cultural assets	<p>Economic Development Strategy (2019-2029)</p> <p>Creative Wollongong 2024 - 2033</p> <p>Tourism Accommodation Strategy 2025</p> <p>Wollongong Heritage Strategy 2023-2027</p> <p>Grand Pacific Walk Masterplan</p> <p>Wollongong Cycling Strategy 2030</p> <p>To be delivered:</p> <p><i>Wollongong Cycling Network Plan</i></p> <p><i>Lake Illawarra Shared Path Masterplan</i></p>	<p>Land Use Planning</p> <p>Economic Development</p> <p>Tourist Parks</p> <p>Aquatic Services</p> <p>City Centre Management</p> <p>Arts and Culture</p> <p>Engagement, Communications and Events</p>



On Dharawal Country, from the mountains to the sea,
we value and respect each other, our places, past,
and future. We will be a sustainable, connected,
vibrant, and innovative city, with a diverse economy.

We are a sustainable and climate resilient city

We have well planned, connected, and liveable places

We foster a diverse economy, and we value innovation, culture, and creativity

We have a healthy, respectful, and inclusive community



Wollongong City Council
wollongong.nsw.gov.au
Phone (02) 4227 7111

