wollongong
city of innovation

BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held at 6:00 PM on

Monday 27 October 2025

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

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

Order of Business

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

Members

Lord Mayor –
Councillor Tania Brown (Chair)
Deputy Lord Mayor –
Councillor Linda Campbell
Councillor Andrew Anthony
Councillor David Brown
Councillor Kit Docker
Councillor Dan Hayes
Councillor Ann Martin
Councillor Richard Martin
Councillor Ryan Morris
Councillor Tiana Myers
Councillor Thomas Quinn
Councillor Deidre Stuart
Councillor Jess Whittaker

QUORUM – 7 MEMBERS TO BE PRESENT

Statement of Ethical Obligations

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

OATH OR AFFIRMATION OF OFFICE

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

CONFLICTS OF INTEREST

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

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

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

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

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MINUTES

ORDINARY MEETING OF COUNCIL

at 6:00 PM

Monday 15 September 2025

Present

Lord Mayor – Councillor Tania Brown (in the Chair)
Councillor Andrew Anthony
Councillor David Brown
Councillor Kit Docker
Councillor Dan Hayes
Councillor Ann Martin
Councillor Richard Martin
Councillor Ryan Morris
Councillor Tiana Myers (attended via audio-visual link)
Councillor Thomas Quinn
Councillor Deidre Stuart
Councillor Jess Whittaker

In Attendance

General Manager	Greg Doyle
Director Infrastructure + Works, Connectivity Assets + Liveable City	Joanne Page
Director Planning + Environment, Future City + Neighbourhoods	Linda Davis
Director Corporate Services, Connected + Engaged City	Renee Campbell
Director Community Services, Creative + Innovative City	Kerry Hunt
Chief Financial Officer	Brian Jenkins
Chief Digital + Information Officer (attended via audio-visual link)	Ingrid McAlpin
Manager Customer + Business Integrity	Todd Hopwood
Manager Commercial Operations + Property (Acting)	Roisin OSullivan
Manager Sport + Recreation	Mark Berriman
Manager City Strategy (Acting)	David Fitzgibbon
Manager Project Delivery	Jeremy Morgan
Manager City Works (Acting)	Alan Davis
Manager Infrastructure Strategy + Planning	Nathan McBriarty
Manager Open Space + Environmental Services	Paul Tracey
Manager Community Culture + Engagement (Acting)	Sofia Gibson

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

Note: Council resolved on 30 June 2025 to grant Councillor Campbell a leave of absence for 15 September 2025.

COUNCILLOR ATTENDANCE VIA AUDIO-VISUAL LINK

113 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor A Martin that in accordance with Clause 5.21 of Council's Code of Meeting Practice, Councillor Myers be approved to attend the 15 September 2025 Council Meeting via audio-visual link.

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CLOSED SESSION

ITEM C1 CONFIDENTIAL: CONFIDENTIAL - General Manager's Annual Performance Review

Reason for Confidentiality

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

CONFLICTS OF INTERESTS

Councillor Ann Martin declared a non-significant, non-pecuniary conflict of interest in Item 2 – Public Exhibition – draft Wollongong Affordable Housing Contribution Scheme and Planning Proposal, Item 3 – Public Exhibition – Planning Proposal – Wollongong LEP 2009 – Minor Amendments to Clauses and Item 4 – Public Exhibition – Planning Proposal – 27 North Marshall Mount Road, Marshall Mount due to her employment at the Department of Planning, Housing and Infrastructure. As she is not involved in planning matters related to the Wollongong LGA, Councillor A Martin advised she would remain in the meeting during debate and voting on the items.

Councillor Whittaker declared a pecuniary conflict of interest in Item 9 – Tender T1000197 – Lease of Stanwell Park Children's Centre due to a familial relation to an employee of one of the tenderers. Councillor Whittaker advised she would depart the meeting during debate and voting on the item.

Councillor Hayes declared a significant, non-pecuniary conflict of interest in Item 9 – Tender T1000197 – Lease of Stanwell Park Children's Centre as he is employed by UOW and they applied for the tender. Councillor Hayes advised he would depart the meeting during debate and voting on the item.

Councillor Quinn declared a significant, non-pecuniary conflict of interest in Item 9 – Tender T1000197 – Lease of Stanwell Park Children's Centre as he is employed by UOW and they applied for the tender. Councillor Quinn advised he would depart the meeting during debate and voting on the item.

Councillor Myers declared a pecuniary conflict of interest in Item 9 – Tender T1000197 – Lease of Stanwell Park Children's Centre due to her employment as an organiser at the United Workers Union covering Early Childhood Education workers, including workers employed at Big Fat Smile centres in the Illawarra. Councillor Myers advised she would depart the meeting during debate and voting on the item.

PRESENTATIONS

The Lord Mayor, Councillor Tania Brown, presented a plaque received by Wollongong City Council from the Illawarra Academy of Sport on their 40th anniversary. As Wollongong City Council has been a foundation sponsor throughout those 40 years, this plaque was presented to the Lord Mayor in recognition of this continuous service.

The Lord Mayor, Councillor Tania Brown, presented a trophy received by Wollongong City Council and Destination Wollongong from Surfing Australia in appreciation of support for the Australian Surf Championships – Shortboard Titles 2025 held in Sandon Point on 26 August 2025 for over 200 of Australia's top masters and opens surfers.

The Lord Mayor, Councillor Tania Brown and Councillor Richard Martin attended the Korimul Gang Show put on by local Scouts and Girl Guides. The Lord Mayor presented a book to the Local History section of the Wollongong Library that celebrates the 50 year history of the Korimul Gang Show with names of all of the contributors.

CONFIRMATION OF MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON MONDAY, 25 AUGUST 2025

114 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that the Minutes of the Ordinary Meeting of Council held on Monday, 25 August 2025 (a copy having been circulated to Councillors) be taken as read and confirmed.

PUBLIC ACCESS FORUM

ITEM NO	TITLE	NAME OF SPEAKER
6	POST EXHIBITION - WOLLONGONG TRANSPORT STRATEGY 2025-2035	JON LINDLEY – SAFE STREETS TO SCHOOLS WOLLONGONG **FOR RECOMMENDATION**
6	POST EXHIBITION - WOLLONGONG TRANSPORT STRATEGY 2025-2035	CLANCY CARR **FOR RECOMMENDATION**
14	NOTICE OF MOTION - COUNCILLOR RYAN MORRIS - MAINTAINING ENERGY STABILITY AND COMPETITION	SIMON LESLIE **AGAINST RECOMMENDATION**
14	NOTICE OF MOTION - COUNCILLOR RYAN MORRIS - MAINTAINING ENERGY STABILITY AND COMPETITION	ROWAN HUXTABLE – WOLLONGONG CLIMATE ACTION NETWORK **AGAINST RECOMMENDATION**
NON-AGENDA ITEM	BULLI PARK – SAFETY AND QUALITY OF PLAY / INCREASING ACTIVE RECREATION	BRETT CLEAVES – BULLI JUNIOR FOOTBALL CLUB
NON-AGENDA ITEM	SAFETY CONCERNS OF YOUNG PEOPLE – HEALTH RISKS OF SMOKING AND VAPING AT BUS STOPS	LARISSA MURRAY-ALLEN

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

CALL OF THE AGENDA

116 COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that the staff recommendations for Items 3, 4, 5, 7, 8, and then 10-13 inclusive and 15 and 16 be adopted as a block.

A PROCEDURAL MOTION was MOVED by Councillor D Brown seconded Councillor A Martin that Item 9 is debated before Item C1.

ITEM 1 - PUBLIC EXHIBITION - ECONOMIC DEVELOPMENT STRATEGY 2025-35

117 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that the Draft Economic Development Strategy 2025-35 be exhibited for a minimum of 28 days commencing in September 2025, including draft action items.

ITEM 2 - PUBLIC EXHIBITION - DRAFT WOLLONGONG AFFORDABLE HOUSING CONTRIBUTION SCHEME AND PLANNING PROPOSAL

118 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor A Martin that -

1 The draft Wollongong Affordable Housing Contributions Scheme be endorsed for exhibition.

2 A Planning Proposal be prepared seeking to amend the Wollongong Local Environmental Plan 2009 to introduce an Affordable Housing clause to enable Council to implement the Wollongong Affordable Housing Contributions Scheme.

3 The Planning Proposal be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination to enable exhibition.

4 If a Gateway Determination is issued, the Planning Proposal and draft Wollongong Affordable Housing Contributions scheme be exhibited for a minimum period of 6 weeks.

5 The Department of Planning, Housing and Infrastructure be advised that Council does not wish to use its local plan-making delegation to finalise the Planning Proposal, to enable the Department to review and finalise the LEP amendment

ITEM 3 - PUBLIC EXHIBITION - PLANNING PROPOSAL - WOLLONGONG LEP 2009 - MINOR AMENDMENTS TO CLAUSES

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

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

1 A Planning Proposal be prepared to make the following minor amendments to various clauses in the Wollongong Local Environmental Plan 2009:

   a Clause 1.8 – include the repeal of Wollongong LEP 1990

   b Clause 4.1A – include the missing reference to C4 Environmental Living

   c Various clauses – update the reference to State legislation and agencies

2 The Planning Proposal be submitted to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.

3 If a Gateway Determination is issued, the Planning Proposal be exhibited for a minimum period of 28 days.

4 The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to use its delegations to finalise the Planning Proposal.

ITEM 4 - PUBLIC EXHIBITION - PLANNING PROPOSAL - 27 NORTH MARSHALL MOUNT ROAD, MARSHALL MOUNT

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

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

1 The draft Planning Proposal for the Yallah Marshall Mount precinct endorsed by Council on 28 July 2025 be amended to include RE1 Public Recreation on the identified site at 27 North Marshall Mount Road, Marshall Mount (replacing the proposed C3 Environmental Management zone) (Attachment 4).

2 The draft Planning Proposal request be referred to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.

3 The draft Planning Proposal be exhibited for a minimum period of 28 days following a Gateway Approval.

4 The NSW Department of Planning, Housing and Infrastructure be requested to issue authority to the General Manager to exercise plan making delegation in accordance with Council's resolution of 26 November 2012.

ITEM 5 - POST EXHIBITION - COLLINS CREEK FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that the Collins Creek Floodplain Risk Management Study and Plan be adopted.

ITEM 6 - POST EXHIBITION - WOLLONGONG TRANSPORT STRATEGY 2025-2035

119 COUNCIL'S RESOLUTION - RESOLVED on the motion of Councillor Hayes seconded Councillor R Martin that -

1 The amended Wollongong Transport Strategy 2025-2035 (Attachment 1) be adopted to guide transport vision for the local government area with the change to opportunity 17.4 to read “Investigate opportunities for dynamic parking that does not include dynamic pricing”.

2 The amended Wollongong Transport Strategy Action Plan (Attachment 2) be noted and Goal 12 changed to “Advocate for streamlined speed zones which may include 30km/h zones in targeted areas such as some school zones or town centres” and change the action description to 'Council will work with TfNSW for consistent speed zones as recommended in the NSW Speed Zoning Standard which says “Speed zone changes along a route should be kept to a minimum”.

3 The Wollongong Transport Strategy 2025-2035 and Wollongong Transport Strategy Action Plan be published on Council’s website.

4 The addition of wording “gender diverse people” to the paragraph commencing “Poor safety and perceptions of safety…” on page 21 of the Draft Wollongong Transport Strategy. The amended paragraph to read “Poor safety and perceptions of safety are inhibitors that mostly affect women, gender diverse people, young people and the elderly”.

Variation *The variation moved by Councillor Whittaker (the addition of point 4) was accepted by the mover and seconder.*

In favour Councillors Hayes, R Martin, Quinn, D Brown, Myers, A Martin, Anthony, Whittaker, Stuart, Morris, T Brown

Against Councillor Docker

ITEM 7 - POLICY REVIEW - WOLLONGONG CITY TOURIST PARKS DISCOUNTING AND PROMOTION POLICY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that Council adopt the revised Wollongong City Tourist Parks Discounting and Promotions Policy.

ITEM 8 - TENDER T1000187 - WOLLONGONG TOWN HALL AND ART GALLERY UPGRADES

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

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

1 In accordance with Section 178(1)(b) of the *Local Government (General) Regulation 2021*, Council decline to accept any of the tenders received for T1000187 – Town Hall and Art Gallery Upgrades.

2 In accordance with Regulation 178 (3)(e) of the *Local Government (General) Regulation 2021*, Council resolve to enter into negotiations with one or all of the tenderers or any other party with a view to entering into a contract in relation to the subject matter of the tender as inviting fresh tenders may delay the project and it is anticipated that a satisfactory outcome can be achieved with one of the parties who demonstrate a capacity and capability to undertake the works.

3 Council delegate to the General Manager the authority to undertake and finalise the negotiations, with one or all of the tenderers or any other party, with a view to entering into a contract in relation to the subject matter of the tender.

4 Council grant authority for the use of the Common seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 10 - TENDER T1000209 – CLEANING SERVICES FOR WOLLONGONG CITY COUNCIL

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

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

1 In accordance with Section 178(1)(a) of the *Local Government (General) Regulation* 2021, Council accept the tender of Menzies Facility Services Pty Ltd for Cleaning Services across multiple sites for Wollongong City Council, in the sum of $1,797,481.62 including GST.

2 The contract be awarded for an initial term of 3 years, with 1 optional extension of 2 year/s for a maximum term of 5 years. Any such extensions being exercised at the sole discretion of Council.

2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.

3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 11 - TENDER T1000227 - ARCHITECT AND SUBCONSULTANT SERVICES - HELENSBURGH COMMUNITY CENTRE AND LIBRARY

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

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

1 In accordance with Regulation 169(8) Council adopt the NSW SCM1191 Scheme for Consultants in Construction up to $9M Consultancy Fee, as a list of contractors prepared by NSW Public Works for the purposes of inviting selective tenders for Tender T1000227 - Architect and Subconsultant Services - Helensburgh Community Centre and Library.

2 In accordance with Section 178(1)(a) of the *Local Government (General) Regulation 2021*, Council accept the tender of Sherson Architecture Pty Ltd for Architectural and Subconsultant Services, in the sum of $1,382,295.14, including GST.

3 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.

4 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

ITEM 12 - STATEMENT OF INVESTMENT - JULY 2025

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that Council receive the Statement of Investment for July 2025.

ITEM 13 - JULY 2025 FINANCIALS

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that the financials be received and noted.

ITEM 14 - NOTICE OF MOTION - COUNCILLOR RYAN MORRIS - MAINTAINING ENERGY STABILITY AND COMPETITION

MOVED by Councillor Morris seconded Councillor Hayes that Council ceases work to incorporate a ban on gas in any developments for a period of 10 years via the DCP Chapter A2 or any methods.

In favour Councillors Hayes, Morris

Against Councillors R Martin, Quinn, D Brown, Myers, A Martin, Anthony, Whittaker, Docker, Stuart, T Brown

The Notice of Motion was not carried.

ITEM 15 – LATE REPORT: POST EXHIBITION - CODE OF MEETING PRACTICE

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that Council adopt the draft Code of Meeting Practice.

ITEM 16 – LATE REPORT: PUBLIC EXHIBITION - UPDATED MODEL CODE OF MEETING PRACTICE

The following staff recommendation was adopted as part of the Block Adoption of Items (refer minute number 116)

COUNCIL'S RESOLUTION - RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor Docker that Council place the draft Code of Meeting Practice on public exhibition for a period of not less than 42 days, inviting submissions from the public, after which time the policy shall be reported back to Council for adoption with a summary of submissions received.

DEPARTURE OF COUNCILLORS

Due to a disclosed conflict of interest, Councillors Hayes, Quinn, Whittaker and Myers departed the meeting at 8:19 pm and were not present for the debate nor voting on Item 9. Councillors Hayes, Quinn, Whittaker and Myers returned to the meeting at 8:45 pm at the conclusion of Item 9.

ITEM 9 - TENDER T1000197 - LEASE OF STANWELL PARK CHILDREN'S CENTRE

120 COUNCIL'S RESOLUTION - RESOLVED on the motion of Councillor R Martin seconded Councillor D Brown that -

1 In accordance with Section 178(1)(a) of the *Local Government (General) Regulation 2021*, Council accept the tender of Big Fat Smile Group Ltd for the Lease of Stanwell Park Children's Centre, in the sum of $467,204 (GST inclusive)

2 Pursuant to Section 47 of the *Local Government Act 1993*, Council authorises the grant of a lease in respect of community land for a term of ten (10) years to Big Fat Smile Group Ltd for Stanwell Park Children's Centre, 22-26 Stanwell Avenue, Stanwell Park NSW 2508, part lot 11, lot 12, lot 13 and lot 14 in Deposited Plan 22200.

3 Council delegate to the General Manager the authority to finalise and execute the lease agreement and any other documentation required to give effect to this resolution.

4 Council grant authority for the use of the Common Seal of Council on the lease and any other documents, should it be required, to give effect to this resolution.

In favour Councillors R Martin, D Brown, A Martin, Anthony, Docker, T Brown

Against Councillors Stuart, Morris

Following the provision of a warning that was not complied with, the Lord Mayor Cr Tania Brown, in accordance with cl15.14 of the Code of Meeting Practice, expelled Matthew McCarron from the public gallery of the meeting for engaging in disorderly conduct at the meeting during debate on Item 9.

CLOSED COUNCIL SESSION

The Lord Mayor called for a motion to close the meeting to consider a Confidential Item, which deals with a report to Council regarding the General Manager's Annual Performance Review

Prior to putting the Motion to the vote, the Lord Mayor advised the meeting that Item C1 relates to a report to Council regarding the General Manager's Annual Performance Review and that it is classified as Confidential for the following reasons –

Section 10A (2)(a) of the *Local Government Act 1993*, members of the public are advised that Item C1 is classified as confidential as the report contains personnel matters concerning particular individuals

121 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor D Brown seconded Councillor R Martin that -

1 This item be considered in Closed Session under Section 10A 2(a) of the *Local Government Act 1993* as the report contains personnel matters concerning particular individuals.

2 On balance, the public interest in preserving the confidentiality of the information supplied outweighs the public interest in openness and transparency in Council decision-making by discussing the matter in open meeting. .

The MOTION on being PUT to the VOTE was CARRIED UNANIMOUSLY.

The meeting moved into Closed Session, the time being 8:45 pm.

ITEM C1 - CONFIDENTIAL - GENERAL MANAGER'S ANNUAL PERFORMANCE REVIEW

122 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Docker seconded Lord Mayor, Cr T Brown that -

1 Wollongong City Council note:

a The Performance Review Committee report on the General Manager's performance in 2024-2025.

b The General Manager's Performance Agreement 2025-2026.

2 Wollongong City Council approve a 4% increase to the General Manager's total remuneration package effective from the anniversary date of his contract (3 June 2025) as per the 2024/25 Enterprise Agreement.

123 COUNCIL'S RESOLUTION – RESOLVED UNANIMOUSLY on the motion of Councillor Quinn seconded Councillor R Martin that the meeting move out of Closed Session and into Open Council.

Council resumed into Open Session at 8:50 pm

OPEN COUNCIL SESSION

RESOLUTIONS FROM THE CLOSED SESSION OF COUNCIL

The Lord Mayor advised the meeting of the Council's Resolutions whilst in Closed Session (refer Minute Number 122).

THE MEETING CONCLUDED AT 8:51 PM

Confirmed as a correct record of proceedings at the Ordinary Meeting of the Council of the City of Wollongong held on Monday 27 October 2025.

Chairperson

ITEM 1 ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

PRESENTER: EY Canberra and Audit Office of NSW – Financial Statements

Council officers have prepared the draft 2024-2025 Annual Financial Statements in accordance with the Local Government Act 1993 (as amended), the Regulations, the Australian Accounting Standards and the Local Government Code of Accounting Practice and Financial Reporting.

The draft Annual Financial Statements were presented to the Audit, Risk and Improvement Committee on 13 October 2025. At that meeting, the Audit, Risk and Improvement Committee resolved that the auditor's verbal advice on the content of the draft Engagement Closing Report be noted and, in the absence of any contrary advice in the final Engagement Closing Report, the General Purpose Financial Statements and the Special Purpose Financial Statements be recommended to Council for endorsement and the signing of the Statements by the Lord Mayor, Deputy Lord Mayor and Management.

The Statements have been reviewed by both the Council's Auditors, EY Canberra (EY) and the Audit Office of New South Wales and are presented to Council for an opinion to be formed in the prescribed format (as attached). Representatives from EY and the Audit Office will address the meeting to provide an overview of their Audit for the year ended 30 June 2025.

As part of Council's Pensioner Concession Subsidy Claim external audit for its 2026 claim to the Office of Local Government, an issue was identified in the linking a pensioners eligibility status with the pension rebates on eligible properties within Council's debtor system. The issue resulted in Council providing additional rebates over a three-year period of $98,796 that has been rectified in the current claim. The Audit Office of New South Wales and EY have reviewed management's work, with an unmodified opinion issued in relation to this year's claim.

RECOMMENDATIONS

1 The Financial Statements Executive Summary and Financial Commentary be endorsed for inclusion in the Annual Financial Statements.

2 The Annual Financial Statements be endorsed and an opinion be formed in the prescribed format (as per Attachments 2 and 3) on the General Purpose Financial Statement and the Special Purpose Financial Statement.

3 The audited Financial Statements and the Auditor's report be presented to the public at the Council meeting of 17 November 2025.

4 Council resolves not to recover $98,796 of Pensioner Rates Rebates inadvertently applied to pensioners previously verified who have become ineligible during the period of review.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 Draft Annual Financial Statements for the Year Ended 30 June 2025 including an Executive Summary and Financial Commentary
2 Statement by the Lord Mayor, Deputy Lord Mayor and Management on the General Purpose Financial Statements
3 Statement by the Lord Mayor, Deputy Lord Mayor and Management on the Special Purpose Financial Statements
4 Flowchart of the Annual Financial Statement Approval and Audit Process

ANNUAL FINANCIAL STATEMENTS

The *Local Government Act 1993* (as amended) requires Council to prepare financial statements for each year and refer them for audit as soon as practicable after the end of that year.

A council's financial statements must include:

1 A General Purpose Financial Statement;

2 any other matter prescribed by the regulations, and

3 a statement in the approved form by the Council as to its opinion on the General Purpose Financial Statement.

The Annual Financial Statement Approval and Audit Process is outlined in Attachment 4 of this report. This process is largely governed by the requirements of the *Local Government Act 1993* (as amended) having regard to the timing of Council meetings. In accordance with this process, the Audit, Risk and Improvement Committee makes recommendation to the Council regarding the signing of the Financial Statements based on the Committee's assessment of them.

An Executive Summary and Financial Commentary to the Statements are also prepared to provide an overview of the Financial Statements. The Executive Summary and Financial Commentary are not audited.

PENSIONER CONCESSION SUBSIDY CLAIM

The Pensioner Concession Subsidy Claim process is governed by the *Local Government Act 1993 (NSW)* and *Local Government (General) Regulation 2021 (NSW),* requiring councils to provide mandatory rate concessions to eligible pensioners and recover 55% of these rebates from the NSW Office of Local Government. Council also offers a voluntary rate concession in addition to the mandatory rate concession noted, however it does not impact on the Pensioner Concession Subsidy Claim.

A subsidy claim for the New South Wales Office of Local Government' portion of the mandatory rebate is completed annually and audited by the New South Wales Audit Office. This year's audit identified an issue in how eligibility status and property rebate assignments were transacted within Council's debtor system, resulting in rebates being applied to ineligible properties. The total adjustment required to correct historical errors in the mandatory rebate is $98,796 that occurred over a three-year period. Given the time elapsed, the issuance of annual notices and instalment notices during the period, and potential negative impact on community perception, it is proposed that Council does not seek recovery of these amounts.

PROPOSAL

Section 413 of the *Local Government Act 1993* (as amended) requires the Council to form an opinion as to whether Council's Annual Financial Statements have been drawn up in accordance with the Local Government Act and associated Codes and Australian Accounting Standards as prescribed by the Regulations. The Statements are presented to Council for an opinion to be formed in the prescribed format (see Attachments 2 and 3). Subsequent to these Statements being signed, Council's Auditor, along with the Audit Office, will present the Audit Report to Council.

Following the signing of the opinions and receiving the Auditor's Report, a copy of the Audited Financial Statements will be submitted to the Office of Local Government in accordance with Section 417(5) of the *Local Government Act 1993* (as amended).

Section 418 of the *Local Government Act 1993* (as amended) requires that Council, as soon as practical after receiving a copy of the Auditor's Reports, fix a date for a meeting at which it proposes to present its Audited Financial Statements, together with the Auditor's Reports, to the public. The Council must give public notice of the date of the meeting. Consequently, an advertisement is scheduled to appear on Council's website shortly after the Council meeting held on Monday, 27 October 2025.

Section 420 of the *Local Government Act* 1993 provides that any person may make submissions to the Council with respect to the Financial Statements and/or the Auditor's Reports and those submissions must be made in writing and lodged with the Council within seven days of the public meeting. The date

of the Council meeting (public meeting) is the next Council meeting, being 17 November 2025, as resolved by Council.

CONSULTATION AND COMMUNICATION

EY has been consulted throughout the preparation of the Annual Financial Statements. The audit staff have been helpful in ensuring compliance with all accounting requirements.

Draft Financial Statements were presented to the Audit, Risk and Improvement Committee on 13 August 2025 (pre audit) and 13 October 2025 (post audit). At the latter meeting, the Audit, Risk and Improvement Committee resolved that:

1 The draft Annual Financial Statements for the year ended 30 June 2025 be noted and received.

2 The auditors' verbal advice on the content of the Engagement Closing Report be noted and, in the absence of any contrary advice in the final Engagement Closing Report, the General Purpose Financial Statements be recommended to Council for endorsement and the signing of the Statement by the Lord Mayor, Deputy Lord Mayor and Management, made pursuant to Section 413[2][c] of the *Local Government Act 1993* (as amended).

3 The auditor's verbal advice on the content of the Engagement Closing Report be noted and, in the absence of any contrary advice in the final Engagement Closing Report, the Special Purpose Financial Statements be recommended to Council for endorsement and the signing of the Statement by the Lord Mayor, Deputy Lord Mayor and Management, made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The Engagement Closing Report was received on 9 October 2025 with no proposed adjustments noted within the Report.

Executive, senior managers and significant senior officers were requested to ensure that all relevant information with regards to the 2024-2025 transactions relating to their area/s of responsibility had either been entered into the financial records or disclosed to the Chief Financial Officer.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 4 "We have a healthy, respectful, and inclusive community".

It specifically delivers on core business activities as detailed in the Financial Services Support Services Plan.

RISK MANAGEMENT

The Annual Financial Statements are required to be prepared in accordance with the *Local Government Act 1993* (as amended), the Local Government Code of Accounting Practice and Financial Reporting and the Australian Accounting Standards. Council has professionally qualified staff to ensure compliance with the reporting requirements.

Council staff has also undertaken additional training in specialised areas. A higher level of assurance is attained from EY and the Audit Office of NSW reviews.

Further to this, Council's Executive, senior management and relevant senior officers each signed a document giving the necessary assurances that:

1 No matters or occurrences have come to their attention in respect to their areas of responsibility that would materially affect the Financial Statements or disclosures therein, or which are likely to materially affect the future results or operations of the Council; and

2 Should any such matters or occurrences come to their attention after the date of signing the document, the Chief Financial Officer be immediately advised.

Consequently, there is considered to be a low risk of any material errors or omissions in reporting.

FINANCIAL IMPLICATIONS

Annual Financial Statements

Council is now presented with a set of draft Annual Financial Statements that have been prepared in accordance with the Australian Accounting Standards and other professional pronouncements and the Local Government Code of Accounting Practice and Financial Reporting.

The Annual Financial Statements presented with this report contains an operating loss of $10.2M. The result contains Grants and Contributions provided for capital purposes of $45.5M, $13.9M of which are non-cash relating contributions.

Adjusting for income for capital purposes presents a Net Operating Result [Pre Capital] in deficit of ($55.7M). The Net Operating Result [Pre Capital] contains the following significant transactions:

Income Statement Impact	$M	Impact on Income Statement Favourable (F) Unfavourable (U)
Depreciation	($98.1)	U
Prior year works in progress 'write offs'	($16.6)	U
Refund of Prior Year Grants	($7.6)	U
Loss on disposal of assets	($6.3)	U

Variation from the original budget is primarily driven by the early payment of the 2025-2026 Financial Assistance Grant, plus other adjustments completed during the Quarterly Review process.

At 2024-2025, net assets have increased by $88.5M from 2023-2024. The largest impact on Council's financial statements is the increased net value of Land and Infrastructure of $77.8M. Most of this movement was largely attributed to increases in these assets' fair value of $98.8M and capital additions of $101.8M, offset by the annual depreciation expense of $98.1M.

Pensioner Concession Subsidy Claim

If Council resolves not to recover the overpaid amounts, the financial impact will be limited to an adjustment in the 2025-2026 Pensioner Concession Subsidy Claim. The total additional rebate over three years identified is $98,796.

CONCLUSION

The Financial Statements will be presented to the public at the next Council meeting pending Council forming an opinion that they have been drawn up in accordance with the Local Government Act and associated Codes and Australian Accounting Standards as prescribed by the Regulations.

EXECUTIVE SUMMARY

As General Manager of Wollongong City Council, I present the audited Annual Financial Statements for the year ended 30 June 2025.

Financial Performance Overview

Council recorded a net operating deficit of $10.2 million, a shift from the $41.0 million surplus in the previous year. This result includes $45.5 million in capital grants and contributions, which support infrastructure growth but do not reflect the underlying operational performance. Excluding these, the underlying operating deficit was $55.7 million, slightly improved from the prior year's $59.8 million deficit.

This year's result was influenced by:

- Lower grant funding for capital and operational purposes
- Increased costs for materials and services
- Higher depreciation due to asset growth and revaluations
- Losses from disposal of assets, including work-in-progress items

The Net Operating Result for 2024–2025 amounted to deficit of $10.2M. This result includes significant year end, non-cash and one-off adjustments that impact on the Net Operating Result. These transactions include Prior Year works in progress expenses $16.6M (B3-2), timing of asset renewals resulting in a $6.3M asset disposal expense (B4-1), and an increase of $12.1M in depreciation resulting primarily from current year asset revaluations (C1-8). Although these transactions have impacted on the result, Council still generated an increase in Available Funds of $5.1M over the year and delivered a capital program of $87.8M. Council's forward estimates indicate minimal movements in Available Funds over the next 10 years, with Council generating sufficient cash to funds its services and deliver on infrastructure renewal requirements over the same period.

Asset Management

Council continues to manage a significant asset base, with total assets valued at $4.40 billion. Infrastructure, Property, Plant & Equipment (IPPE) makes up 94% of this value, including roads, parks, community facilities, and more.

In 2024–2025, Council delivered $87.8 million in capital works, including:

- $22.5 million in new assets
- $65.3 million in asset renewals
- $13.9 million in contributed assets

A gain of $98.8 million was recognised from asset revaluations, reflecting ongoing investment in community infrastructure.

Cash and Investments

Council's cash and investment holdings increased to $214.5 million, up from $179.5 million last year. Of this, $46.5 million is available funds, representing unrestricted and uncommitted cash adjusted for working capital. This exceeds Council's financial strategy target, largely due to early receipt of the Financial Assistance Grant.

Liabilities and Provisions

Council's total liabilities stood at $165.2 million, with no outstanding borrowings at year-end. Key liabilities include:

- Provisions ($112.1 million), mainly for employee benefits, waste remediation, and workers' compensation
- Payables and contract liabilities, representing accrued expenses and unspent grants

The waste remediation provision increased due to rising cost estimates for rehabilitating waste sites, including

Whytes Gully and Helensburgh.

Rates and Charges

The percentage of Rates and Annual Charges outstanding decreased to 6.99%, down from 7.19% last year. Council remains committed to supporting ratepayers through cost-of-living pressures and aims to reduce this figure below the industry benchmark of 5%.

Looking Ahead

Council continues to maintain a strong financial position, with low debt levels and robust asset management practices. Work is ongoing to refine asset valuation processes and manage long-term infrastructure costs. We remain focused on delivering value to the community while navigating economic challenges.

Thank you to all staff involved in preparing these Statements and to the Audit Office of NSW for their independent review.

Greg Doyle
General Manager
Wollongong City Council

Financial Commentary 2024-2025

2024-2025 FINANCIAL OVERVIEW

This report provides an overview of Council's 2024-2025 Annual Financial Statements. The Annual Financial Statements are prepared by Council to provide information to the community in relation to Council's financial performance and position.

The Financial Statements comprise of five key financial reports:

- Income Statement
- Statement of Comprehensive Income
- Statement of Financial Position
- Statement of Changes in Equity Statement
- Statement of Cash Flows

The Statements are prepared in accordance with Australian Accounting Standards, the NSW Local Government Act 1993 and the NSW Local Government Code of Accounting Practice and Financial Reporting – 2024-2025. The Statements are reviewed by the Audit, Risk and Improvement Committee, independently audited by the Audit Office of NSW, reported to Council, placed on public exhibition and then lodged with the Office of Local Government.

KEY FINANCIAL RESULTS

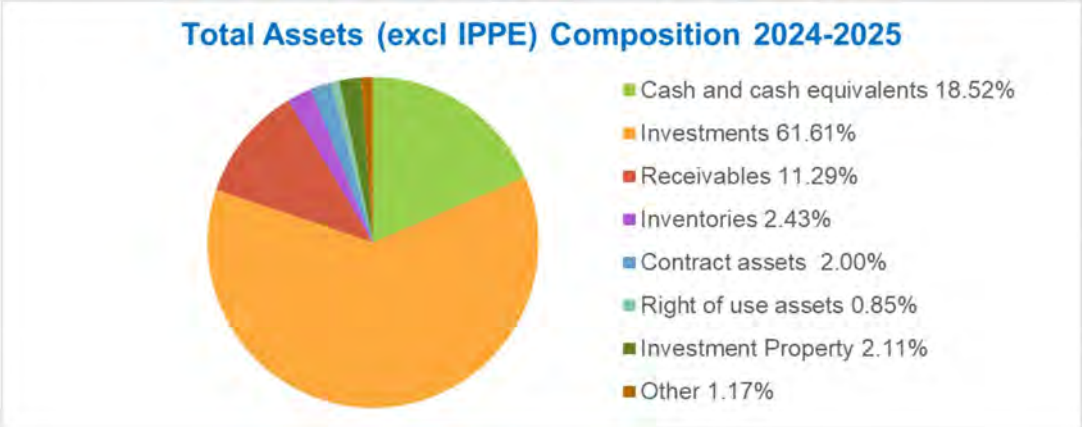
	2025 $'000	2024 $'000
Income Statement		
Net Operating Result	(10,238)	40,989
Net Operating Result before Grants and Contributions for Capital Purposes	(55,711)	(59,808)
Capital Grants and Contributions	45,473	100,797
Statement of Comprehensive Income		
Gain on revaluation of infrastructure, property, plant and equipment	98,777	320,912
Statement of Financial Position		
Cash and investments	214,510	179,474
Gross infrastructure, property, plant and equipment	7,034,236	7,284,376
Carrying value of infrastructure, property, plant and equipment (i.e. net of accumulated depreciation)	4,133,991	4,056,151
Total equity	4,236,418	4,147,879
Available Funds		
Balance at year end	46,473	41,346

The Net Operating Result for 2024–2025 amounted to deficit of $10.2M. This result includes significant year end, non-cash and one-off adjustments that impact on the Net Operating Result. These transactions include Prior Year works in progress expenses $16.6M (B3-2), timing of asset renewals resulting in a $6.3M asset disposal expense (B4-1), and an increase of $12.1M in depreciation resulting primarily from current year

asset revaluations (C1-8). Although these transactions have impacted on the result, Council still generated an increase in Available Funds of $5.1M over the year and delivered a capital program of $87.8M. Council's forward estimates indicate minimal movements in Available Funds over the next 10 years, with Council generating sufficient cash to funds its services and deliver on infrastructure renewal requirements over the same period.

ASSETS

Council is the custodian of community assets with a total carrying value of $4.40B as at 30 June 2025. Infrastructure, Property, Plant & Equipment (IPPE) makes up $4.13B of the total asset value. The value of assets excluding IPPE was $267.7M with the composition of these asset classes shown as follows:



Infrastructure, Property, Plant & Equipment (IPPE)

With a carrying value of $4.40B, IPPE is Council's most significant asset group representing 94% of total assets value. This asset group includes roads, drains, footpaths, community facilities, recreational facilities, parks and gardens.

During 2024-2025, Council delivered a capital works program of $87.8M including the construction and purchase of $22.5M of new assets and renewal of existing assets of $65.3M. In addition, $13.9M of assets were contributed to Council during 2024-2025. The gain on the revaluation of assets for 2024-2025 was $98.8M. Further financial details of IPPE are shown at Note C1-8.

Cash and Investments

Council maintains an Investment Policy that ensures all investments are made in accordance with the prevailing Local Government Ministerial Investment Order and associated Investment Guidelines.

Although Council's overall cash and investment position remains strong, a substantial portion of these funds is subject to restrictions. To better reflect Council's financial flexibility, the Available Funds metric is used that represents cash that is both uncommitted and unrestricted, adjusted for working capital.

- Externally restricted funds are those held for specific purposes mandated by legislation or funding agreements and cannot be used for general operations.
- Internally restricted funds are earmarked by Council for future strategic or operational needs.

As at 30 June 2025, Council reported Available Funds of $46.5 million. This exceeds the Financial Strategy target range of 3.5% to 5.5% of operational revenue (pre-capital), primarily due to the early receipt of the Financial Assistance Grant.

Cash and investment positions over the prior two financial years are as follows:

CASH, INVESTMENTS & AVAILABLE FUNDS ($M)	YTD Actual 30 June 2025	YTD Actual 30 June 2024
TOTAL CASH & INVESTMENTS	214.510	179.474
Less Restrictions:		
External	102.2	86.9
Internal	68.6	68.7
CivicRisk Investment	3.7	3.1
AVAILABLE CASH	40.0	20.8
Adjusted for :		
Payables	(27.5)	(22.3)
Receivables	30.2	32.4
Other	3.7	10.4
AVAILABLE FUNDS	46.5	41.3

Receivables

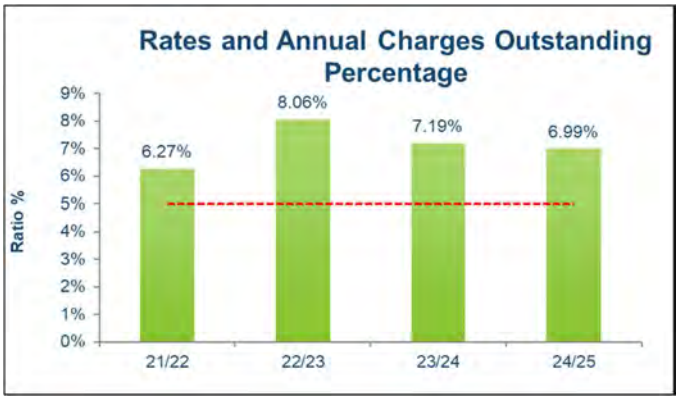
Receivables are the amount of money that is either owed to Council or funds that Council has paid in advance. At 30 June 2025, receivables totaled $30.2M, a decrease of $2.2M compared to the 2023-2024 reporting period. Full details of receivables are provided in Note C1-4.

Rates and Annual Charges Outstanding Percentage

Measures: The impact of uncollected rates and other charges on liquidity and the adequacy of recovery efforts.

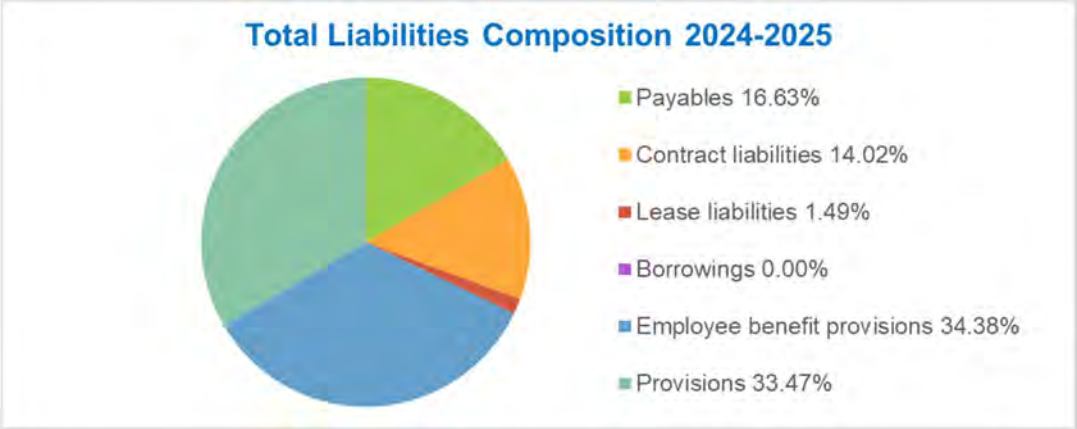
Target: Industry standard of <5%

Performance: The performance of this measure has decreased from the prior year by 0.20%. Council will continue to work with ratepayers as they navigate a high cost of living and interest rate environment.



LIABILITIES

At 30 June 2024, Council's Total Liabilities were $165.2M. The composition of Council's Total Liabilities is shown below.



Payables

Payables account for 17% of Council's liabilities. The most significant payables being accrued expenditure and expenditure incurred but not yet paid.

Contract Liabilities

Contract Liabilities account for 14% of Council's liabilities. Contract liabilities represent unexpended grants and contributions and fees received in advance of the service being delivered.

Lease Liabilities

Lease Liabilities account for 1% of Council's liabilities. Lease liabilities are recognised for land and buildings that Council leases from other organisations. Further details of leases are provided in Note C2-1 and C2-2. These are primarily made up of Dapto Ribbonwood, Warrawong Library and State Emergency Services sites.

Borrowings

Council has no outstanding loans at 30 June 2025. Council will consider borrowings as part of its Resource Strategy and Capital Budget to manage cash flow timing mismatches, fund asset investments, and ensure intergenerational equity, prioritising internal borrowing where economical. Borrowing terms will aim to align with asset life, and interest on internal borrowings will be applied to income-generating activities to reflect opportunity costs and support accurate business cases.

Provisions

Provisions represent the Council's obligation to make future payments as a result of past events. Provisions account for 75% of Council's Liabilities with the most significant provisions relating to Employee Benefits [$56.8M], Waste Landfill Remediation [$40.5M] and Workers' Compensation [$14.5M].

Provisions are revalued each financial year with any movements recognised through profit and loss. The value of provisions has increased from $110.5M in 2022-2023 to $112.1M in 2024-2025.

Council has a legal and public obligation to make, restore, rehabilitate and reinstate the open Whytes Gully Waste Disposal Depot and closed Helensburgh Waste Depot. A waste remediation provision is a liability recognised in a council’s financial statements to represent the estimated costs of cleaning up and restoring a contaminated site, such as soil, groundwater, or surface water, due to past or current operations and construction of appropriate infrastructure (ie capping) to ensure compliance with EPA requirements. Movement in Waste Landfill Remediation provision in the current year was due to cost escalations on estimated costs of rehabilitation.

OPERATIONAL PERFORMANCE – INCOME & EXPENSES

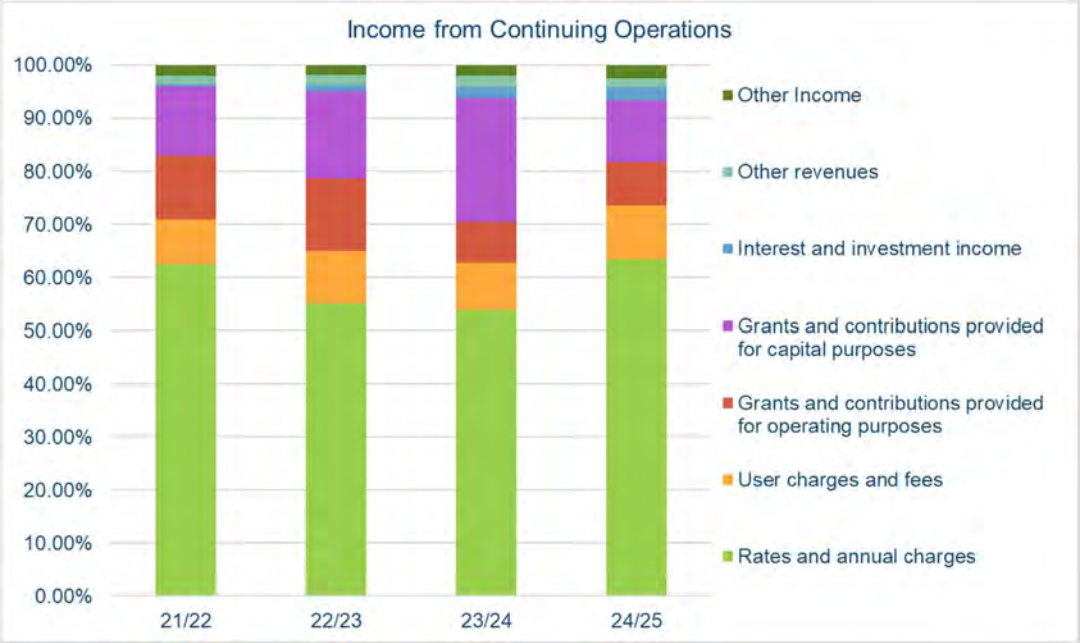
Council achieved a Net Operating Deficit from Continuing Operations of $10.2M in 2024-2025 in comparison to a surplus of $41.0M in 2023-2024. This result includes capital grants and contributions that were significantly less than the prior year.

Material budget variations from the 2024-2025 year for income and expense items are detailed in Note B5-1 of the statements.

Income

Council's Income from Continuing Operations for 2024-2025 was $390.6M compared to prior year result of $430.3M. A significant decrease in the level of capital grants & contributions received in 2024-2025 compared to 2023-2024 has impacted on this result. Refer to B2-4 within the financial statements for more detailed information.

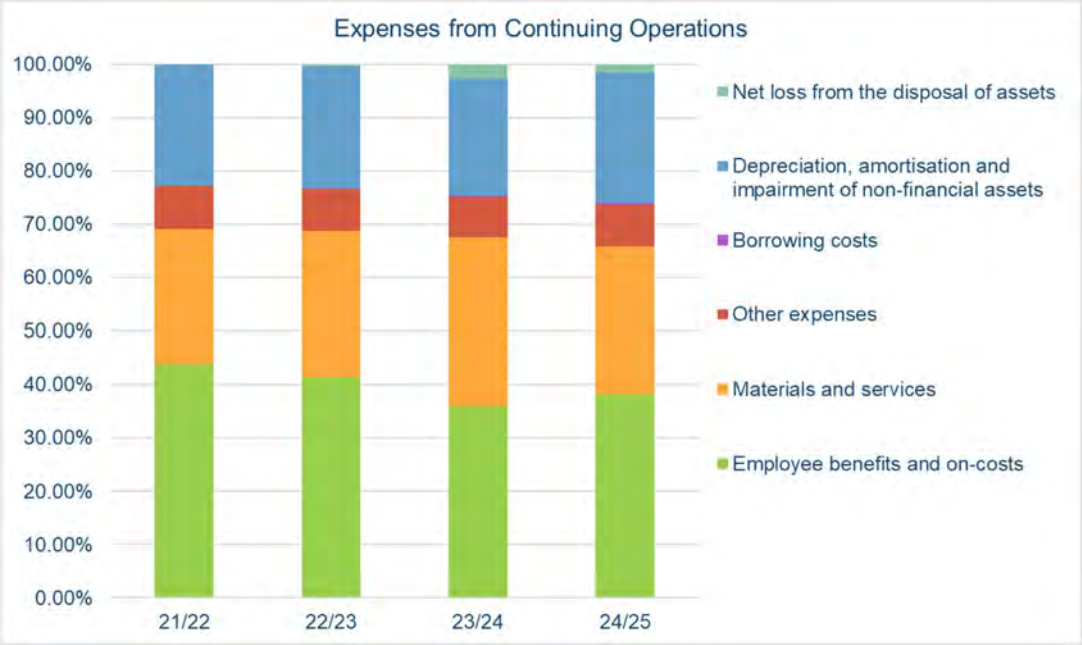
The composition of Council's revenue remained, other than the items noted above, reasonably consistent compared to previous years as depicted in the following table.



Expenses

Expenses from Continuing Operations for 2024-2025 totaled $400.9M, an increase on prior year expenditure of $11.5M.

The composition of Council's expenses remained consistent compared to previous years as depicted in the following table.



Wollongong City Council

Historical Financial Data

Income Statement

	Notes	Actual 2021/22 $'000	Actual 2022/23 $'000	Actual 2023/24 $'000	Actual 2024/25 $'000
Income from Continuing Operations					
Revenue:					
Rates & Annual Charges	B2-1	216,919	222,072	231,847	247,516
User Charges & Fees	B2-2	29,230	39,777	38,578	40,074
Other Revenues	B2-3	5,167	7,467	9,045	6,748
Grants & Contributions provided for Operating Purposes	B2-4	41,841	55,030	32,772	31,646
Grants & Contributions provided for Capital Purposes	B2-4	45,402	66,775	100,797	45,473
Interest and Investment Revenue	B2-5	1,689	4,695	8,711	9,756
Other Income	B2-6	6,448	7,467	8,575	9,430
Net gain from the disposal of assets	B4-1	563	-	-	-
Total Income from Continuing Operations		**347,259**	**403,283**	**430,325**	**390,643**
Expenses from Continuing Operations					
Employee Benefits & On-Costs					
Employee Benefits & On-Costs	B3-1	126,077	142,039	140,458	153,272
Materials & Services	B3-2	72,910	93,752	122,542	110,545
Borrowing Costs	B3-3	437	602	747	1,144
Depreciation & Amortisation	B3-4	65,329	78,339	86,023	98,096
Other Expenses	B3-5	23,054	26,782	29,446	31,548
Fair value decrement on investment properties		-	-	-	-
Net Losses from the Disposal of Assets	B4-1	-	990	10,120	6,276
Total Expenses from Continuing Operations		**287,807**	**342,504**	**389,336**	**400,881**
Operating Result from Continuing Operations		**59,452**	**60,779**	**40,989**	**(10,238)**
NET OPERATING RESULT FOR THE YEAR		**59,452**	**60,779**	**40,989**	**(10,238)**
Less:					
Grants & Contributions provided for Capital Purposes	B2-4	45,402	66,775	100,797	45,473
Net Operating Result for the year before Grants and Contributions provided for Capital Purposes		**14,050**	**(5,996)**	**(59,808)**	**(55,711)**

Wollongong City Council

Statement of Financial Position

	Notes	Actual 2021/22 $'000	Actual 2022/23 $'000	Actual 2023/24 $'000	Actual 2024/25 $'000
ASSETS					
Current assets					
Cash & cash equivalents	C1-1	34,118	44,371	44,900	49,586
Investments	C1-2	88,185	99,424	56,738	57,020
Receivables	C1-4	24,674	33,100	32,372	30,217
Inventories	C1-5	461	6,486	6,524	6,512
Contract Assets	C1-6	9,711	3,795	10,771	5,366
Non-current Assets held for sale	C1-7	65	65	-	-
Other		6,881	6,351	3,561	3,144
Total current assets		**164,095**	**193,592**	**154,866**	**151,845**
Non-current assets					
Cash assets	C1-1	-	-	-	-
Investments	C1-2	39,730	33,312	77,836	107,904
Inventories	C1-5	5,972	-	-	-
Receivables	C1-4	-	-	-	-
Infrastructure, property, plant & equipment	C1-8	3,347,445	3,680,312	4,056,151	4,133,991
Investments accounted for using the equity method		-	-	-	-
Investment property	C1-9	5,600	5,050	5,100	5,650
Intangible assets	C1-10	76	-	-	-
Right of use assets	C2-1	1,094	718	1,332	2,276
Non-current assets classified as 'held for sale'		-	-	-	-
Other		-	-	-	-
Total non-current assets		**3,399,917**	**3,719,392**	**4,140,419**	**4,249,821**
TOTAL ASSETS		**3,564,012**	**3,912,984**	**4,295,285**	**4,401,666**
LIABILITIES					
Current liabilities					
Payables	C3-1	27,376	22,272	22,273	27,485
Income received in advance		-	-	-	-
Contract Liabilities	C3-2	5,491	10,315	12,543	23,174
Lease Liabilities		403	129	460	395
Borrowings	C3-3	3,569	2,572	657	-
Employee benefits provisions	C3-4	51,705	58,175	56,385	56,112
Provisions	C3-5	3,891	3,262	4,440	5,408
Total current liabilities		**92,435**	**96,725**	**96,758**	**112,574**
Non-current liabilities					
Payables	C3-1	-	-	-	-
Lease Liabilities	C2-1	788	655	963	2,072
Borrowings	C3-3	3,374	657	-	-
Employee benefits provisions	C3-4	792	832	875	695
Provisions	C3-5	27,879	27,539	48,810	49,907
Total non-current liabilities		**32,833**	**29,683**	**50,648**	**52,674**
TOTAL LIABILITIES		**125,268**	**126,408**	**147,406**	**165,248**
NET ASSETS	**$**	**3,438,744**	**3,786,576**	**4,147,879**	**4,236,418**
EQUITY					
Retained earnings	C4-1	1,576,459	1,637,513	1,681,518	1,674,847
Revaluation reserves	C4-1	1,862,285	2,149,063	2,466,361	2,561,571
Council Equity Interest		**3,438,744**	**3,786,576**	**4,147,879**	**4,236,418**
Minority Equity Interest					
TOTAL EQUITY	**$**	**3,438,744**	**3,786,576**	**4,147,879**	**4,236,418**

Wollongong City Council

ANNUAL FINANCIAL STATEMENTS

for the year ended 30 June 2025

Document Set ID: 26953913
Version: 3, Version Date: 16/10/2025

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Wollongong City Council

GENERAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2025

Wollongong City Council

General Purpose Financial Statements

for the year ended 30 June 2025

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Overview

Wollongong City Council is constituted under the *Local Government Act 1993 (NSW)* and has its principal place of business at:

41 Burelli Street
Wollongong NSW 2500

Council's guiding principles are detailed in Chapter 3 of the *Local Government Act 1993 (NSW)* and include:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note B1-2.

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.wollongong.nsw.gov.au.

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Wollongong City Council

General Purpose Financial Statements
for the year ended 30 June 2025

Statement by Councillors and Management
made pursuant to Section 413(2)(c) of the *Local Government Act 1993 (NSW)*

The attached General Purpose Financial Statements have been prepared in accordance with:

- the *Local Government Act 1993* (NSW) and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board,
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year,
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 27 October 2025.

DRAFT

Tania Brown
Lord Mayor
dd MMMM yyyy

Linda Campbell
Deputy Lord Mayor
dd MMMM yyyy

Greg Doyle
General Manager
dd MMMM yyyy

Brian Jenkins
Responsible Accounting Officer
dd MMMM yyyy

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Wollongong City Council

Income Statement

for the year ended 30 June 2025

Original unaudited budget 2025	$ '000	Notes	Actual 2025	Actual 2024
	Income from continuing operations			
247,048	Rates and annual charges	B2-1	**247,516**	231,847
39,990	User charges and fees	B2-2	**40,074**	38,578
5,872	Other revenues	B2-3	**6,748**	9,045
33,212	Grants and contributions provided for operating purposes	B2-4	**31,646**	32,772
27,454	Grants and contributions provided for capital purposes	B2-4	**45,473**	100,797
6,196	Interest and investment income	B2-5	**9,756**	8,711
7,231	Other income	B2-6	**9,430**	8,575
28,516	Net gain from the disposal of assets	B4-1	**–**	–
395,519	**Total income from continuing operations**		**390,643**	430,325
	Expenses from continuing operations			
142,404	Employee benefits and on-costs	B3-1	**153,272**	140,458
99,866	Materials and services	B3-2	**110,545**	122,542
557	Borrowing costs	B3-3	**1,144**	747
24,257	Other expenses	B3-5	**31,548**	29,446
–	Net loss from the disposal of assets	B4-1	**6,276**	10,120
267,084	**Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets**		**302,785**	303,313
128,435	**Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets**		**87,858**	127,012
87,113	Depreciation, amortisation and impairment of non-financial assets	B3-4	**98,096**	86,023
41,322	**Operating result from continuing operations**		**(10,238)**	40,989
41,322	Net operating result for the year attributable to Council		**(10,238)**	40,989
13,868	**Net operating result for the year before grants and contributions provided for capital purposes**		**(55,711)**	(59,808)

The above Income Statement should be read in conjunction with the accompanying notes.

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Wollongong City Council

Statement of Comprehensive Income

for the year ended 30 June 2025

$ '000	Notes	2025	2024
Net operating result for the year – from Income Statement		**(10,238)**	40,989
Other comprehensive income:			
Amounts which will not be reclassified subsequent to operating result			
Gain on revaluation of infrastructure, property, plant and equipment	C1-8	**98,777**	320,912
Impairment (loss) relating to infrastructure, property, plant and equipment	C1-8	**–**	(598)
Total items which will not be reclassified subsequent to operating result		**98,777**	320,314
Total other comprehensive income for the year		**98,777**	320,314
Total comprehensive income for the year attributable to Council		**88,539**	361,303

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

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Wollongong City Council

Statement of Financial Position

as at 30 June 2025

$ '000	Notes	2025	2024
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	**49,586**	44,900
Investments	C1-2	**57,020**	56,738
Receivables	C1-4	**30,217**	32,372
Inventories	C1-5	**6,512**	6,524
Contract assets	C1-6	**5,366**	10,771
Other		**3,144**	3,561
Total current assets		**151,845**	154,866
Non-current assets			
Investments	C1-2	**107,904**	77,836
Infrastructure, property, plant and equipment (IPPE)	C1-8	**4,133,991**	4,056,151
Investment property	C1-9	**5,650**	5,100
Right of use assets	C2-1	**2,276**	1,332
Total non-current assets		**4,249,821**	4,140,419
Total assets		**4,401,666**	4,295,285
LIABILITIES			
Current liabilities			
Payables	C3-1	**27,485**	22,273
Contract liabilities	C3-2	**23,174**	12,543
Lease liabilities	C2-1	**395**	460
Borrowings	C3-3	**–**	657
Employee benefit provisions	C3-4	**56,112**	56,385
Provisions	C3-5	**5,408**	4,440
Total current liabilities		**112,574**	96,758
Non-current liabilities			
Lease liabilities	C2-1	**2,072**	963
Employee benefit provisions	C3-4	**695**	875
Provisions	C3-5	**49,907**	48,810
Total non-current liabilities		**52,674**	50,648
Total liabilities		**165,248**	147,406
Net assets		**4,236,418**	4,147,879
EQUITY			
Accumulated surplus	C4-1	**1,674,847**	1,681,518
IPPE revaluation surplus	C4-1	**2,561,571**	2,466,361
Council equity interest		**4,236,418**	4,147,879
Total equity		**4,236,418**	4,147,879

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

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Wollongong City Council

Statement of Changes in Equity

for the year ended 30 June 2025

$ '000	Notes	2025 Accumulated surplus	2025 IPPE revaluation surplus	2025 Total equity	2024 Accumulated surplus	2024 IPPE revaluation surplus	2024 Total equity
Opening balance at 1 July		1,681,518	2,466,361	4,147,879	1,637,513	2,149,063	3,786,576
Restated opening balance		1,681,518	2,466,361	4,147,879	1,637,513	2,149,063	3,786,576
Net operating result for the year		(10,238)	–	(10,238)	40,989	–	40,989
Other comprehensive income							
Gain on revaluation of infrastructure, property, plant and equipment	C1-8	–	98,777	98,777	–	320,912	320,912
Impairment (loss) relating to IPPE	C1-8	–	–	–	–	(598)	(598)
Other comprehensive income		–	98,777	98,777	–	320,314	320,314
Total comprehensive income		(10,238)	98,777	88,539	40,989	320,314	361,303
Transfers between equity items		3,567	(3,567)	–	3,016	(3,016)	–
Closing balance at 30 June		1,674,847	2,561,571	4,236,418	1,681,518	2,466,361	4,147,879

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

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Wollongong City Council

Statement of Cash Flows

for the year ended 30 June 2025

Original unaudited budget 2025	$ '000	Notes	Actual 2025	Actual 2024
	Cash flows from operating activities			
	Receipts:			
245,637	Rates and annual charges		**247,520**	232,873
39,990	User charges and fees		**46,038**	42,526
6,197	Interest received		**9,061**	8,575
53,652	Grants and contributions		**76,854**	68,654
–	Bonds, deposits and retentions received		**167**	886
10,603	Other		**30,875**	29,432
	Payments:			
(139,361)	Payments to employees		**(154,007)**	(142,434)
(102,305)	Payments for materials and services		**(126,746)**	(138,853)
(29)	Borrowing costs		**862**	(127)
–	Bonds, deposits and retentions refunded		**–**	(1,352)
(24,257)	Other		**(12,712)**	1,578
90,127	**Net cash flows from operating activities**	G1-1	**117,912**	101,758
	Cash flows from investing activities			
	Receipts:			
(1,764)	Proceeds from sale or maturity of investments		**50,649**	37,813
34,278	Proceeds from sale of IPPE		**2,067**	848
	Payments:			
–	Purchase of investments		**(52,079)**	(38,090)
–	Acquisition of term deposits		**(27,050)**	–
(105,995)	Payments for IPPE		**(85,786)**	(98,797)
(73,481)	**Net cash flows from investing activities**		**(112,199)**	(98,226)
	Cash flows from financing activities			
	Payments:			
(656)	Repayment of borrowings		**(657)**	(2,572)
(112)	Principal component of lease payments		**(370)**	(431)
(768)	**Net cash flows from financing activities**		**(1,027)**	(3,003)
15,878	**Net change in cash and cash equivalents**		**4,686**	529
153,847	Cash and cash equivalents at beginning of year		**44,900**	44,371
169,725	Cash and cash equivalents at end of year	C1-1	**49,586**	44,900
18,858	Add: Investments on hand at end of year	C1-2	**164,924**	134,574
188,583	Total cash, cash equivalents and investments		**214,510**	179,474

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

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A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 27 October 2025. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the Office of Local Government (OLG) directs Council to amend the financial statements.

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993 (Act)* and *Local Government (General) Regulation 2021* (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting. Council is a not for-profit entity. The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

i. fair values of investment property – refer Note C1-9
ii. fair values of infrastructure, property, plant and equipment – refer Note C1-8
iii. tip remediation provisions – refer Note C3-5
iv. employee benefit provisions – refer Note C3-4.

Significant judgements in applying the Council's accounting policies

i. Impairment of receivables – refer Note C1-4.
ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 *Revenue from Contracts with Customers* and / or AASB 1058 *Income of Not-for-Profit Entities* – refer to Notes B2-2 – B2-4.
iii. Determination of the lease term, discount rate (when not implicit in the lease) and whether an arrangement contains a lease – refer to Note C2-1.

Monies and other assets received by Council

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the *Local Government Act 1993*, all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

The Consolidated Fund has been included in the financial statements of the Council.

Cash and other assets of the following activities have been included as part of the Consolidated Fund:

- general purpose operations

The Trust Fund

In accordance with the provisions of Section 411 of the *Local Government Act 1993*, a separate and distinct Trust Fund is maintained to account for all money and property received by the Council in trust which must be applied only for the purposes

continued on next page ...

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A1-1 Basis of preparation (continued)

of, or in accordance with, the trusts relating to those monies. Trust monies and property subject to Council's control have been included in these reports.

A separate statement of monies held in the Trust Fund is available for inspection at the council office by any person free of charge.

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

Volunteer services

Council is supported by a range of volunteers for services including surf lifesaving, bush care, community transport and library programs. Volunteer services are required to be recognised in the financial statements if they can be measured reliably, are material, and would be purchased if not provided by the volunteers. In most instances, Council would not purchase the service if it was not provided by volunteers.

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations have been published that are not mandatory for the 30 June 2025 reporting period. Council has not applied any pronouncements before its operative date in the annual reporting period beginning 1 July 2025.
As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

New accounting standards adopted during the year

During the year Council adopted all accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from the first time at 30 June 2025.

The following new standard is effective for the first time at 30 June 2025:

- **AASB 2022-10** ***Amendments to Australian Accounting Standards – Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities.***

There is no material impact on the Councils' reported financial position, however Councils should review their fair value methodology to ensure that it is in accordance with the guidance included in AASB 2022-10.

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B Financial Performance

B1 Functions or activities

B1-1 Community Strategic Plan Goals – income, expenses and assets [1]

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
$ '000	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Functions or activities										
Goal 1 - We value and protect our environment	**97,684**	91,357	**124,553**	127,339	**(26,869)**	(35,982)	**28,624**	25,337	**1,127,728**	1,002,545
Goal 2 - We have an innovative and sustainable economy	**10,963**	11,164	**14,583**	13,908	**(3,620)**	(2,744)	**–**	25	**4,396**	5,886
Goal 3 - Wollongong is a creative, vibrant city	**759**	1,066	**12,743**	12,124	**(11,984)**	(11,058)	**525**	688	**1,609**	2,190
Goal 4 - We are a connected and engaged community	**14,477**	13,469	**38,630**	34,569	**(24,153)**	(21,100)	**6,631**	6,519	**860,369**	859,612
Goal 5 - We have a healthy community in a liveable city	**13,335**	16,879	**68,819**	63,501	**(55,484)**	(46,622)	**2,166**	7,370	**723,962**	786,886
Goal 6 - We have affordable and accessible transport	**12,071**	18,441	**70,261**	75,538	**(58,190)**	(57,097)	**10,687**	16,455	**1,423,037**	1,404,313
Support Services	**227,404**	218,657	**71,292**	62,357	**156,112**	156,300	**14,536**	17,883	**260,565**	233,853
Contributed Assets	**13,950**	59,292	**–**	–	**13,950**	59,292	**13,950**	59,292	**–**	–
Total functions and activities	**390,643**	430,325	**400,881**	389,336	**(10,238)**	40,989	**77,119**	133,569	**4,401,666**	4,295,285

(1) The functions/activities reported above are different to what has been reported in the past. The Goals listed above and described on the following page, align with Council's Community Strategic Plan – Our Wollongong Our Future 2032.

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B1-2 Components of Community Strategic Plan Goals

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Goal 1 - We value and protect our environment

We will work together to reduce emissions and the effects of a changing climate. Our natural environments are protected, and our resources will be managed effectively. Development is well planned and sustainable and we protect our heritage.

Goal 2 - We have an innovative and sustainable economy

The region's industry base continues to diversify and local employment opportunities increase. Wollongong is established as the regional capital of the Illawarra-Shoalhaven. We are leaders in innovative and sustainable research and development of new industries.

Goal 3 - Wollongong is a creative, vibrant city

Creative, cultural industries are fostered and thriving. Community have access to the arts, and participation in events and festivals is increased. Strong diverse local cultures are supported.

Goal 4 - We are a connected and engaged community

Residents have easy and equitable access to information and play an active role in the decisions that affect our city. There is greater awareness and understanding of Local Aboriginal and Torres Strait Islander culture, heritage and histories. Our Council is accountable, financially sustainable and has the trust of the community.

Goal 5 - We have a healthy community in a livable city

There is an increase in the physical and mental health and wellbeing of our community. Our community participation in recreation and lifestyle activities increases. Residents have improved access to a range of affordable housing options. Suburbs and places are livable and safe.

Goal 6 - We have affordable and accessible transport

There is an increase in sustainable transport use including public transport, walking and cycling. Transport links and connection to Sydney, the South Coast and Southern Highlands are strengthened. The community have access to a safe, affordable and reliable transport network.

Support Services

Five services form an additional group called Support Services to demonstrate that these Services support the delivery of all Community Strategic Plan goals.
Support Services include: Employee Services; Financial Services; Governance & Administration; Infrastructure Strategy & Support and Information Management & Technology.

Contributed Assets

Contributed assets relate mainly to the handover of transport and stormwater assets from various subdivisions in the West Dapto area.

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B2 Sources of income

B2-1 Rates and annual charges

$ '000	2025	2024
Ordinary rates		
Residential	**144,089**	136,519
Farmland	**510**	495
Mining	**1,103**	1,046
Business	**54,607**	52,018
Less: pensioner rebates (mandatory)	**(2,524)**	(2,536)
Less: pensioner rebates (Council policy)	**(234)**	(263)
Abandonments [1]	**(173)**	(568)
Rates levied to ratepayers	**197,378**	186,711
Pensioner rate subsidies received	**1,374**	1,381
Total ordinary rates	**198,752**	188,092
Special rates		
Mall	**1,264**	1,260
Total special rates	**1,264**	1,260
Annual charges (pursuant to s496, 496A, 496B, 501 & 611)		
Domestic waste management services	**45,971**	40,949
Stormwater management services	**1,910**	1,898
Less: pensioner rebates (mandatory)	**(836)**	(840)
Pensioner annual charges subsidies received:		
– Domestic waste management	**455**	488
Total annual charges	**47,500**	42,495
Total rates and annual charges	**247,516**	231,847

Council has used 2022 year valuations provided by the NSW Valuer General in calculating its rates.

Material accounting policy information
Rates and annual charges are recognised as revenue when the Council obtains control over the assets comprising these receipts which is the beginning of the rating period to which they relate.

Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates (mandatory) relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government area that are subsidised by the NSW Government. Pensioner rebates (Council policy) relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates (mandatory) and are in substance a rates payment.

(1) Abandonments refer to amounts owed to Council that have been written off due to the property being exempted of rates, objections & ascertainments, postponed rates and voluntary conservation agreements as per the OLG Rating and Revenue Raising Manual 2007.

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B2-2 User charges and fees

$ '000	2025	2024
User charges		
Waste management services (non-domestic)	**11,243**	10,503
Total user charges	**11,243**	10,503
Contestable building services	**419**	382
Inspection services	**334**	662
Planning and building regulation	**3,613**	3,375
Registration fees	**184**	204
Section 10.7 certificates (EP&A Act)	**601**	880
Section 603 certificate (rating certificate)	**356**	458
Section 611 charges (occupation of land)	**334**	337
Additional waste services	**162**	186
Art gallery	**24**	16
Car parking	**1,735**	1,635
Cemeteries	**2,695**	1,960
Credit card payment processing fee	**166**	126
Design review meeting application fees	**64**	203
Golf course	**1,014**	986
Health inspections	**860**	673
Library	**60**	45
Outdoor dining	**17**	10
Parking meters	**1,132**	1,111
Pre-lodgement meeting fees	**84**	106
Recreation	**4,803**	4,375
Road opening permits	**311**	240
Stallholder fees	**58**	57
Tree management requests	**111**	96
Tourist parks	**9,377**	9,612
Other	**317**	340
Total fees	**28,831**	28,075
Total other user charges and fees	**28,831**	28,075
Total user charges and fees	**40,074**	38,578
Timing of revenue recognition for user charges and fees		
User charges and fees recognised over time	**9,377**	9,612
User charges and fees recognised at a point in time	**30,697**	28,966
Total user charges and fees	**40,074**	38,578

Material accounting policy information

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases the customer is required to pay on arrival or a deposit in advance. There is no material obligation for Council in relation to refunds or returns.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

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B2-3 Other revenues

$ '000	2025	2024
Diesel rebate	**185**	248
Fines	**437**	555
Fines – parking	**3,402**	3,165
Income relating to the clean energy future scheme	**31**	–
Insurance claims recoveries	**25**	365
Legal fees recovery – rates and charges (extra charges)	**24**	–
Legal settlements	**401**	318
Outgoings reimbursements	**98**	83
Reimbursements	**400**	2,645
Sales – general	**1,348**	1,314
Sponsorship and promotional income	**33**	24
Other	**364**	328
Total other revenue	**6,748**	9,045

Timing of revenue recognition for other revenue

Other revenue recognised over time	**–**	–
Other revenue recognised at a point in time	**6,748**	9,045
Total other revenue	**6,748**	9,045

Material accounting policy information for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

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B2-4 Grants and contributions

$ '000	Operating 2025	Operating 2024	Capital 2025	Capital 2024
General purpose grants and non-developer contributions (untied)				
Financial Assistance Grant				
Relating to current year	**4,442**	867	**–**	–
Payment received in advance for subsequent year	**11,034**	19,374	**–**	–
Amount recognised as income during current year	**15,476**	20,241	**–**	–
Special purpose grants and non-developer contributions (tied)				
Cash contributions				
Arts and culture	**–**	366	**–**	–
Buildings	**50**	–	**66**	–
Car parks	**–**	–	**–**	32
Community centres	**76**	–	**–**	–
Community development and support	**354**	873	**–**	–
Community services and facilities	**799**	569	**–**	–
Economic development	**–**	3	**–**	–
Emergency services	**439**	429	**–**	–
Environmental management and enhancement	**744**	337	**–**	–
Environmental programs	**2**	82	**–**	–
Footpaths and cycleways	**–**	–	**52**	–
Floodplain and stormwater management	**2,231**	280	**306**	328
Home and Community Care (HACC) community transport	**3,096**	3,151	**–**	–
Heritage and cultural	**12**	–	**–**	–
Information technology	**–**	–	**–**	1
Library	**830**	689	**–**	–
Local Infrastructure Renewal Scheme (LIRS) subsidy	**14**	103	**–**	–
Local bus route subsidy	**85**	160	**–**	–
Natural area management	**527**	134	**–**	–
Recreation and culture	**219**	–	**–**	–
Parks, gardens and sports fields	**315**	181	**1,127**	5,410
Roads and bridges	**771**	233	**–**	–
Storm/flood damage	**–**	–	**284**	1,197
People and learning	**406**	54	**–**	–
Pollution minimisation	**293**	275	**–**	–
Recreation and culture	**–**	–	**9**	1,478
Regulatory control	**71**	–	**–**	–
Social support programs	**1,806**	1,600	**–**	–
Strategic city planning	**59**	91	**–**	–
Street lighting	**758**	743	**–**	–
Transport (other roads and bridges funding)	**–**	–	**6,552**	7,957
Transport (roads to recovery)	**–**	–	**1,016**	1,731
Transport for NSW contributions (regional roads, block grant)	**1,541**	1,506	**–**	–
Voluntary purchase scheme	**–**	–	**1,071**	–
Waste performance improvement	**–**	–	**–**	2,014
Total cash contributions	**15,498**	11,859	**10,483**	20,148
Non-cash contributions				
Dedications – subdivisions (other than by s7.4 and s7.11 – EP&A Act, s64 of the LGA)	**–**	–	**13,436**	58,757
Wollongong City Gallery collection	**–**	–	**515**	535
Volunteer Services	**672**	672	**–**	–
Total non-cash contributions	**672**	672	**13,951**	59,292
Total special purpose grants and non-developer contributions (tied)	**16,170**	12,531	**24,434**	79,440
Total grants and non-developer contributions	**31,646**	32,772	**24,434**	79,440

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B2-4 Grants and contributions (continued)

$ '000	Operating 2025	Operating 2024	Capital 2025	Capital 2024
Comprising:				
– Commonwealth funding	**20,065**	24,638	**1,016**	6,863
– State funding	**9,533**	6,560	**9,313**	13,820
– Other funding	**2,048**	1,574	**14,105**	58,757
	31,646	32,772	**24,434**	79,440

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B2-4 Grants and contributions (continued)

Developer contributions

$ '000	Notes	Operating 2025	Operating 2024	Capital 2025	Capital 2024
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):	G4				
Cash contributions					
S 7.4 – contributions using planning agreements		**–**	–	**2,072**	149
S 7.11 – contributions towards amenities/services		**–**	–	**11,469**	13,887
S 7.12 – fixed development consent levies		**–**	–	**7,498**	7,321
Total cash contributions		**–**	–	**21,039**	21,357
Total developer contributions		**–**	–	**21,039**	21,357
Total contributions		**–**	–	**21,039**	21,357
Total grants and contributions		**31,646**	32,772	**45,473**	100,797
Timing of revenue recognition					
Grants and contributions recognised over time		**5,409**	2,956	**8,597**	20,148
Grants and contributions recognised at a point in time		**26,237**	29,816	**36,876**	80,649
Total grants and contributions		**31,646**	32,772	**45,473**	100,797

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B2-4 Grants and contributions (continued)

Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

$ '000	Operating 2025	Operating 2024	Capital 2025	Capital 2024
Unspent grants				
Unspent funds at 1 July	**9,701**	18,335	**2,029**	1,964
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	**551**	5,205	**854**	–
Add: funds received and not recognised as revenue in the current year	**451**	372	**6,786**	1,569
Less: Funds recognised as revenue in previous years that have been spent during the reporting year	**(5,946)**	(13,094)	**(89)**	(7)
Less: funds received in prior year but revenue recognised and funds spent in current year	**(562)**	(1,117)	**(394)**	(1,497)
Unspent funds at 30 June	**4,195**	9,701	**9,186**	2,029
Unspent contributions				
Unspent funds at 1 July	**96**	1,984	**56,274**	45,284
Add: contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	**11**	21	**24,360**	23,829
Add: contributions received and not recognised as revenue in the current year	**–**	–	**176**	206
Less: contributions recognised as revenue in previous years that have been spent during the reporting year	**(13)**	–	**(6,342)**	(12,990)
Less: contributions received in prior year but revenue recognised and funds spent in current year	**–**	(1,909)	**(195)**	(55)
Unspent contributions at 30 June	**94**	96	**74,273**	56,274

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B2-4 Grants and contributions (continued)

Material accounting policy information

Grants and contributions – enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods / services at a single time (e.g. completion of the project when a report / outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

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B2-5 Interest and investment income

$ '000	2025	2024
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges (incl. special purpose rates)	**1,290**	1,252
– Cash and investments	**8,466**	7,459
Total interest and investment income (losses)	**9,756**	8,711

Material accounting policy information
Interest income is recognised using the effective interest rate at the date that interest is earned.

B2-6 Other income

$ '000	Notes	2025	2024
Fair value increment on investments			
Fair value increment on investments through profit and loss		**1,223**	1,306
Movement in interest in CivicRisk Mutual		**622**	255
Total fair value increment on investments		**1,845**	1,561
Fair value increment on investment properties			
Fair value increment on investment properties		**550**	50
Total fair value increment on investment properties	C1-9	**550**	50
Rental income			
Investment properties			
Lease income (excluding variable lease payments not dependent on an index or rate)		**480**	528
Total investment properties		**480**	528
Other lease income			
Room/Facility Hire		**663**	595
Leaseback fees - council vehicles		**841**	721
Other Council Properties		**5,051**	4,493
Total other lease income		**6,555**	5,809
Total rental income	C2-2	**7,035**	6,337
Other			
Energy Saving Certificates		**–**	627
Total other		**–**	627
Total other income		**9,430**	8,575

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B3 Costs of providing services

B3-1 Employee benefits and on-costs

$ '000	2025	2024
Employee leave entitlements (ELE)	**18,819**	16,664
Salaries and wages	**126,605**	119,813
Superannuation	**15,497**	14,364
Change in workers compensation provision	**872**	506
Workers compensation – self insurance	**4,348**	3,586
Fringe Benefits Tax (FBT)	**181**	182
Payroll tax	**27**	22
Training costs (other than salaries and wages)	**971**	901
Protective clothing	**476**	479
Labour hire	**1,032**	203
Other	**497**	451
Total employee costs	**169,325**	157,171
Less: capitalised costs	**(16,053)**	(16,713)
Total employee costs expensed	**153,272**	140,458

Material accounting policy information

Employee benefit expenses are recorded when the service has been provided by the employee.

Retirement benefit obligations

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Superannuation plans

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a Defined Benefit Plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note E3-1 for more information.

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B3-2 Materials and services

$ '000	Notes	2025	2024
Advertising		**225**	297
Audit Fees	F2-1	**309**	286
Bank charges		**661**	808
Contractor costs [1]		**69,140**	71,415
Councillor and Mayoral fees and associated expenses	F1-2	**716**	687
Insurance		**5,100**	4,812
Internal audit		**136**	118
Light, electricity and heating		**2,715**	2,796
Membership fees		**188**	170
Other expenses		**3,132**	6,982
Postage		**529**	490
Prior year works in progress 'write offs' [2]		**16,646**	7,085
Provision for asset remediation [3]		**265**	13,136
Provision for self insurance claims		**(20)**	11
Raw materials and consumables [1]		**29,150**	35,386
Rental agreements		**22**	4
Royalty payments		**442**	551
Sewerage charges		**301**	316
Software maintenance and support contractor		**3,979**	3,518
Street lighting		**2,811**	3,970
Telephone and communications		**733**	620
Valuation fees		**553**	531
Volunteer reimbursements		**255**	242
Waste contractor		**28,714**	27,540
Water rates		**1,290**	1,116
Legal expenses:			
– Planning and development		**1,192**	500
– Other		**487**	424
Total materials and services		**169,671**	183,811
Less: capitalised costs		**(59,126)**	(61,269)
Total materials and services		**110,545**	122,542

Material accounting policy information

Expenses are recorded on an accruals basis as the Council receives the goods or services.

(1) The Contractor & Consultancy Costs and Raw Materials & Consumables includes expenditure related to the capital program. The delivery of capital projects is dependent on the types and size of works that may be delivered through contracts or internally. There are significant variations year on year in this allocation process.

(2) Capital expenditure previously included in Works in Progress was transferred to operating expenses during 2023-2024 and 2024-2025. This includes capital works to deliver assets not under the control of Council such as traffic facilities and street lighting and identified operational expenses incurred and allocated to capital projects in the course of construction of associated assets.

(3) Each financial year a provision for the remediation of Council's waste facility is calculated based on the forecast costs to rehabilitate the site. A review of the planned rehabilitation costs and changes to discount factors have resulted in an movement in the provision in 2024-2025.

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B3-3 Borrowing costs

$ '000	Notes	2025	2024
(i) Interest bearing liability costs			
Interest on leases		**137**	56
Interest on loans		**4**	71
Total interest bearing liability costs		**141**	127
Total interest bearing liability costs expensed		**141**	127
(ii) Other borrowing costs			
Discount adjustments relating to movements in provisions (other than ELE)			
– Remediation liabilities	C3-5	**1,003**	620
Total other borrowing costs		**1,003**	620
Total borrowing costs expensed		**1,144**	747

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B3-4 Depreciation, amortisation and impairment of non-financial assets

$ '000	Notes	2025	2024
Depreciation and amortisation			
Plant and equipment		**4,209**	4,267
Office equipment		**1,077**	1,280
Furniture and fittings		**274**	302
Infrastructure:	C1-8		
– Bridges		**2,310**	2,072
– Buildings – non-specialised		**10,078**	5,004
– Buildings – specialised		**9,951**	7,116
– Footpaths		**5,897**	5,405
– Other open space/recreational assets		**7,140**	7,020
– Other structures		**926**	707
– Roads		**31,869**	29,890
– Stormwater drainage		**20,214**	19,011
– Swimming pools		**726**	764
Right of use assets	C2-1	**470**	456
Other assets:			
– Library books		**1,272**	1,242
– Other		**1,484**	1,487
Reinstatement, rehabilitation and restoration assets:			
– Tip assets	C3-5,C1-8	**199**	–
Total depreciation and amortisation costs		**98,096**	86,023
Impairment / revaluation decrement of IPPE			
Infrastructure:	C1-8		
– Buildings – specialised		**–**	598
Amounts taken through revaluation reserve	C1-8	**–**	(598)
Total IPPE impairment / revaluation decrement costs charged to Income Statement		**–**	–
Total depreciation, amortisation and impairment for non-financial assets		**98,096**	86,023

Material accounting policy information

Depreciation and amortisation
Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note C1-8 for IPPE assets, Note C1-10 for intangible assets and Note C2-1 for right-of-use assets.

Impairment of non-financial assets
Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

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B3-5 Other expenses

$ '000	Notes	2025	2024
Impairment of receivables			
User charges and fees		**(152)**	831
Total impairment of receivables	C1-4	**(152)**	831
Other			
Contributions/levies to other levels of government			
– Emergency services levy		**773**	1,023
– NSW fire brigade levy		**4,257**	4,251
– NSW rural fire service levy		**827**	840
– Waste levy		**13,634**	12,252
Donations, contributions and assistance to other organisations (Section 356)			
– Affordable Housing [1]		**–**	5,654
– City Centre management		**11**	4
– Illawarra Institute of Sport		**42**	27
– Illawarra Shoalhaven Joint Organisation		**58**	58
– Illawarra Performing Arts Centre [2]		**1,453**	1,355
– Neighbourhood youth program		**82**	80
– Illawarra Surf Life Saving		**63**	65
– Sponsorship fund		**54**	31
– Tourism		**1,690**	1,549
– Wollongong Shuttle Bus Service		**411**	396
Refund of Prior Year Grants [3]		**7,624**	235
Other		**762**	1,024
Total other		**31,741**	28,844
Less: capitalised costs		**(41)**	(229)
Total other expenses		**31,548**	29,446

Material accounting policy information

Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

(1) Allocation of grant received in a prior year for Affordable Housing.

(2) The 2023-2024 and 2024-2025 contribution to the Illawarra Performing Arts Centre includes the contribution for the management of the Town Hall.

(3) $6.9m of expense relates to returned unspent grant funds in relation to Community Transport as the service has been transferred to another party to deliver effective 30 June 2025.

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B4 Gains or losses

B4-1 Gain or loss from the disposal, replacement and de-recognition of assets

$ '000	Notes	2025	2024
Gain (or loss) on disposal of property (excl. investment property)			
Proceeds from disposal – property		**36**	45
Less: carrying amount of property assets sold/written off		**(13)**	(79)
Gain (or loss) on disposal		**23**	(34)
Gain (or loss) on disposal of plant and equipment	C1-8		
Proceeds from disposal – plant and equipment		**2,031**	803
Less: carrying amount of plant and equipment assets sold/written off		**(1,517)**	(600)
Gain (or loss) on disposal		**514**	203
Gain (or loss) on disposal of infrastructure	C1-8		
Proceeds from disposal – infrastructure		**–**	–
Less: carrying amount of infrastructure assets sold/written off		**(6,838)**	(10,289)
Gain (or loss) on disposal		**(6,838)**	(10,289)
Gain (or loss) on disposal of investments	C1-2		
Proceeds from disposal/redemptions/maturities – investments		**50,649**	37,813
Less: carrying amount of investments sold/redeemed/matured		**(50,624)**	(37,813)
Gain (or loss) on disposal		**25**	–
Net gain (or loss) from disposal of assets		**(6,276)**	(10,120)

Material accounting policy information
Gains and losses on disposals are determined by comparing proceeds with carrying amount. The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

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B5 Performance against budget

B5-1 Material budget variations

Council's original budget was adopted by the Council on 24 June 2024 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: F = Favourable budget variation, **U** = Unfavourable budget variation.

$ '000	2025 Budget	2025 Actual	2025 Variance		
Revenues					
Rates and annual charges	247,048	247,516	468	0%	F
User charges and fees	39,990	40,074	84	0%	F
Other revenues	5,872	6,748	876	15%	F
The variance in Other revenues is mainly associated with a one-off compensation payment related to a Council Easement.					
Operating grants and contributions	33,212	31,646	(1,566)	(5)%	U
Capital grants and contributions	27,454	45,473	18,019	66%	F
Capital grants and contributions including assets contributed to Council through development. A greater value of assets have been contributed to Council than anticipated in the 2024-2025 financial year. In addition, a greater level of revenue was received through contributions under Development Contribution Plans than anticipated.					
Interest and investment revenue	6,196	9,756	3,560	57%	F
Interest and investment income performed better than anticipated due to higher interest rate environment than prior year with an overall increase in holdings.					
Net gains from disposal of assets	28,516	–	(28,516)	(100)%	U
The original budget for 2024-2025 reflected the gains on disposal anticipated for a significant land sale that was planned to occur. The variances between original budget and actuals results from the delay in this land sale.					
Other income	7,231	9,430	2,199	30%	F
Other income is favourable due to the fair value increment on investments recognised through the profit and loss.					

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B5-1 Material budget variations (continued)

$ '000	2025 Budget	2025 Actual	2025 Variance		
Expenses					
Employee benefits and on-costs	**142,404**	**153,272**	**(10,868)**	**(8)%**	**U**
Employee benefits and on-costs within the operating result represent part of Council's workforce costs that are applied to operating functions, other costs are charged to capital works and reflected in the value of assets. As shown in Note B3-1 $16.1M was charged to capital. This was $6.1M less than Council's original estimate, so while overall employee costs were on budget, the allocation of works was directed more to operating functions during 2025-26. In addition, Council's costs incurred in Workers Compensation have exceeded budget, as have Superannuation costs. There was also additional labour costs introduced to budget during the year.					
Materials and services	**99,866**	**110,545**	**(10,679)**	**(11)%**	**U**
Materials and services includes prior year works in progress of $16.4M (see note B3-1) that do not meet the requirements to be recognised as an asset and therefore have been expensed through operating. Excluding this adjustment, Materials and services would have performed better than original budget estimates.					
Borrowing costs	**557**	**1,144**	**(587)**	**(105)%**	**U**
Borrowing costs include the interest on the waste facility remediation. The original budget was set prior to receipt of the discount rates as at 30 June 2024 which are applied for the interest calculation in 2024-2025. The changes in discount rate have resulted in a variance between the actuals and original budget.					
Depreciation, amortisation and impairment of non-financial assets	**87,113**	**98,096**	**(10,983)**	**(13)%**	**U**
The original budget for 2024-2025 was set prior to the impacts of the June 2024 Buildings revaluation and indexation of other asset classes to align to fair value. These events significantly increased asset values which resulted in an increase in the depreciation expense for 2024-2025.					
Other expenses	**24,257**	**31,548**	**(7,291)**	**(30)%**	**U**
Other expenses have been impacted by the return of grant funds recognised as revenue in prior financial years. This is mainly associated with the transition of the Community Transport function to a third party.					
Net losses from disposal of assets	**–**	**6,276**	**(6,276)**	**–**	**U**
Statement of cash flows					
Cash flows from operating activities	**90,127**	**117,912**	**27,785**	**31%**	**F**
Cash flows from investing activities	**(73,481)**	**(112,199)**	**(38,718)**	**53%**	**U**
Cash flows from financing activities	**(768)**	**(1,027)**	**(259)**	**34%**	**U**

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C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

$ '000	2025	2024
Cash assets		
Cash on hand and at bank	**1,284**	21,431
Cash equivalent assets		
– Deposits at call	**48,302**	23,469
Total cash and cash equivalents	**49,586**	44,900
Reconciliation of cash and cash equivalents		
Total cash and cash equivalents per Statement of Financial Position	**49,586**	44,900
Balance as per the Statement of Cash Flows	**49,586**	44,900

Material accounting policy information
For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

C1-2 Financial investments

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Financial assets at fair value through the profit and loss				
Managed funds	**–**	**10,345**	9,400	–
Floating Rate Notes (FRN) with maturities > 3 months [1]	**18,957**	**47,570**	5,036	59,719
Mortgage backed securities	**1,563**	**–**	1,602	–
CivicRisk Mutual Limited	**–**	**3,739**	–	3,117
Total	**20,520**	**61,654**	16,038	62,836
Debt securities at amortised cost				
Long term deposits	**36,500**	**46,250**	40,700	15,000
Total	**36,500**	**46,250**	40,700	15,000
Total financial investments	**57,020**	**107,904**	56,738	77,836

(1) Where required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

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C1-2 Financial investments (continued)

Material accounting policy information

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets
All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification
On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

Amortised cost
Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows, and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits, and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

Financial assets through profit or loss
All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

Council's financial assets measured at fair value through profit or loss comprise investments in FRNs, managed funds, mortgage backed securities and interest in CivicRisk Mutual in the Statement of Financial Position.

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C1-3 Restricted and allocated cash, cash equivalents and investments

$ '000	2025	2024
(a) Externally restricted cash, cash equivalents and investments		
Total cash, cash equivalents and investments	**214,510**	179,474
Less: Externally restricted cash, cash equivalents and investments	**(102,211)**	(86,881)
Cash, cash equivalents and investments not subject to external restrictions	**112,299**	92,593

External restrictions

External restrictions included in cash, cash equivalents and investments above comprise:

Developer contributions – general [A]	**73,967**	55,949
Transport for NSW contributions [B]	**402**	422
Specific purpose unexpended grants [C]	**13,381**	11,730
Stormwater management [D]	**1,254**	1,507
Private contributions	**2,898**	6,943
Special rates levy – Wollongong mall	**1,062**	962
Special rates levy – city centre	**94**	94
Domestic waste management [D]	**6,033**	5,321
Housing Affordability	**3,120**	3,953
Total external restrictions	**102,211**	86,881

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

(A) Development contributions which are not yet expended for the provision of services and amenities in accordance with contributions plans.

(B) Transport for New South Wales contributions which are not yet expended for the provision of services and amenities in accordance with those contributions.

(C) Grants which are not yet expended for the purposes for which the grants were obtained.

(D) Domestic Waste Management and other special rates/levies/charges are externally restricted assets and must be applied for the purposes for which they were raised.

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C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

$ '000	2025	2024
(b) Internal allocations		
Cash, cash equivalents and investments not subject to external restrictions	**112,299**	92,593
Unrestricted and unallocated cash, cash equivalents and investments	**43,743**	23,919
Internal allocations		
At 30 June, Council has internally allocated funds to the following:		
Car parking strategy	**1,372**	1,223
Darcy Wentworth Park	**18**	18
MacCabe Park development	**2,190**	2,040
Sports Priority Program	**856**	524
Waste Disposal Facility	**5,982**	10,854
West Dapto Development	**20,232**	14,927
Strategic Projects	**31,700**	32,991
Property Investment Fund	**5,532**	5,396
Natural areas	**173**	173
Lake Illawarra Estuary Management Fund	**501**	528
Total internal allocations	**68,556**	68,674

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

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C1-4 Receivables

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Rates and annual charges	**16,580**	**–**	16,127	–
Interest and extra charges	**2,073**	**–**	2,020	–
User charges and fees	**7,061**	**–**	7,493	–
Accrued revenues				
– Interest on investments	**1,549**	**–**	907	–
– Other income accruals	**3,077**	**–**	5,168	–
Government grants and subsidies	**947**	**–**	730	–
Net GST receivable	**1,995**	**–**	3,287	–
Total	**33,282**	**–**	35,732	–
Less: provision for impairment				
User charges and fees	**(3,065)**	**–**	(3,360)	–
Total provision for impairment – receivables	**(3,065)**	**–**	(3,360)	–
Total net receivables	**30,217**	**–**	32,372	–

Material accounting policy information

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Impairment
Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When estimating ECL, Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day one.

When considering the ECL for rates and annual charges debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold.

Credit losses are measured at the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

Council writes off a receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery.

None of the receivables that have been written off are subject to enforcement activity.

Where Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Rates and annual charges outstanding are secured against the property.

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C1-5 Inventories

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Inventories at cost				
Real estate for resale	**5,972**	**–**	5,972	–
Stores and materials	**540**	**–**	552	–
Total inventories at cost	**6,512**	**–**	6,524	–
Total inventories	**6,512**	**–**	6,524	–

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Details for real estate development				
Residential	**5,972**	**–**	5,972	–
Total real estate for resale	**5,972**	**–**	5,972	–
(Valued at the lower of cost and net realisable value)				
Represented by:				
Acquisition costs	**5,972**	**–**	5,972	–
Total costs	**5,972**	**–**	5,972	–
Total real estate for resale	**5,972**	**–**	5,972	–
Movements:				
Real estate assets at beginning of the year	**5,972**	**–**	5,972	–
Total real estate for resale	**5,972**	**–**	5,972	–

Material accounting policy information

Raw materials and stores, work in progress and finished goods
Raw materials and stores, work in progress and finished goods are stated at the lower of cost and net realisable value. Costs are assigned to individual items of inventory on the basis of weighted average costs. Costs of purchased inventory are determined after deducting rebates and discounts. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

Land held for resale
Land held for resale is stated at the lower of cost and net realisable value. Cost is assigned by specific identification and includes the cost of acquisition, and development and borrowing costs during development. When development is completed, borrowing costs and other holding charges are expensed as incurred.

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C1-6 Contract assets

Contract assets

$ '000	2025	2024
Work relating to capital grants & contributions	**4,439**	10,537
Work relating to operational grants & contributions	**66**	66
Other	**861**	168
Total contract assets	**5,366**	10,771

Material accounting policy information

Contract assets
Contract assets represent Councils right to payment in exchange for goods or services the Council has transferred to a customer when that right is conditional on something other than the passage of time.

Contract assets arise when the amounts billed to customers are based on the achievement of various milestones established in the contract and therefore the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer. Once an invoice or payment claim is raised or the relevant milestone is reached, Council recognises a receivable.

Impairment of contract assets is assessed using the simplified expected credit loss model where lifetime credit losses are recognised on initial recognition.

C1-7 Non-current assets classified as held for sale

Details of assets

One parcel of land which was classified as 'held of sale' and sold during the year ended 30 June 2024.

Material accounting policy information

Non-current assets (or disposal groups) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continued use. They are measured at the lower of their carrying amount and fair value less costs to sell, except for assets such as deferred tax assets arising from employee benefits; financial assets; and investment properties that are carried at fair value.

An impairment loss is recognised for any initial or subsequent write-down of the asset (or disposal group) to fair value less costs to sell. A gain is recognised for any subsequent increases in fair value less costs to sell of an asset (or disposal group), but not in excess of any cumulative impairment loss previously recognised. A gain or loss not previously recognised by the date of the sale of the non-current asset (or disposal group) is recognised at the date of de-recognition.

Non-current assets (including those that are part of a disposal group) are not depreciated or amortised while they are classified as held for sale.

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C1-8 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2024			Asset movements during the reporting period									At 30 June 2025		
$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals [1]	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Other movements- Transfer to Expense	Other movements - Waste Remediation Reassessment	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	88,503	–	88,503	54,723	20,497	–	–	(66,054)	–	(16,646)	–	–	81,023	–	81,023
Plant and equipment	48,486	(28,950)	19,536	7,630	–	(1,517)	(4,209)	–	–	–	–	–	49,203	(27,763)	21,440
Office equipment	13,065	(10,319)	2,746	1,537	–	–	(1,077)	–	–	–	–	–	14,602	(11,396)	3,206
Furniture and fittings	3,257	(2,332)	925	55	–	–	(274)	–	–	–	–	–	3,312	(2,606)	706
Land:															
– Operational land	367,911	–	367,911	–	148	(13)	–	–	(3,036)	–	–	–	365,010	–	365,010
– Community land	365,135	(760)	364,375	–	1,606	–	–	–	2,341	–	–	–	369,082	(760)	368,322
– Crown land	120,906	–	120,906	–	–	–	–	–	–	–	–	–	120,906	–	120,906
– Land under roads (post 30/6/08)	3,562	–	3,562	–	333	–	–	–	695	–	–	–	4,590	–	4,590
Infrastructure:															
– Buildings – non-specialised	429,019	(190,938)	238,081	–	–	(13)	(10,078)	359	9	–	–	12,235	452,333	(211,740)	240,593
– Buildings – specialised	533,215	(254,278)	278,937	–	–	(315)	(9,951)	3,109	(78)	–	–	14,570	564,730	(278,458)	286,272
– Other structures	21,358	(6,003)	15,355	–	–	–	(926)	589	213	–	–	786	23,383	(7,366)	16,017
– Roads	2,188,536	(1,214,770)	973,766	–	5,489	(5,227)	(31,869)	27,355	(207)	–	–	25,954	2,260,272	(1,265,011)	995,261
– Bridges	169,139	(55,334)	113,805	–	–	(2)	(2,310)	–	2	–	–	3,079	173,807	(59,233)	114,574
– Footpaths	423,100	(197,542)	225,558	–	2,757	(341)	(5,897)	7,257	(8)	–	–	6,102	443,620	(208,192)	235,428
– Stormwater drainage	1,832,317	(843,399)	988,918	–	4,914	(635)	(20,214)	11,419	(9)	–	–	26,752	1,897,839	(886,694)	1,011,145
– Swimming pools	52,247	(37,683)	14,564	–	–	–	(726)	–	–	–	–	743	55,052	(40,471)	14,581
– Other open space/recreational assets	270,698	(104,614)	166,084	–	–	(306)	(7,140)	14,770	78	–	–	8,556	298,617	(116,575)	182,042
Other assets:															
– Heritage collections	16,622	–	16,622	–	696	–	–	–	–	–	–	–	17,318	–	17,318
– Library books	10,012	(5,009)	5,003	1,375	–	–	(1,272)	–	–	–	–	–	11,388	(6,282)	5,106
– Other	59,561	(16,744)	42,817	–	–	–	(1,484)	1,196	–	–	–	–	60,757	(18,228)	42,529
Reinstatement, rehabilitation and restoration assets (refer Note C3-5):															
– Tip assets	17,587	(9,410)	8,177	–	–	–	(199)	–	–	–	(56)	–	17,532	(9,610)	7,922
Total infrastructure, property, plant and equipment	7,034,236	(2,978,085)	4,056,151	65,320	36,440	(8,369)	(97,626)	–	–	(16,646)	(56)	98,777	7,284,376	(3,150,385)	4,133,991

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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C1-8 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2023			Asset movements during the reporting period											At 30 June 2024		
$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals [1]	Additions new assets	Carrying value of disposals	Depreciation expense	Impairment loss / revaluation decrements (recognised in P/L)	Impairment loss (recognised in equity)	WIP transfers	Adjustments and transfers	Other movements- Transfer to Expense	Other movements - Waste Remediation Reassessment	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
Capital work in progress	81,382	–	81,382	53,778	24,434	–	–	–	–	(64,006)	–	(7,085)	–	–	–	88,503	–	88,503
Plant and equipment	46,506	(26,213)	20,293	4,110	–	(600)	(4,267)	–	–	–	–	–	–	–	–	48,486	(28,950)	19,536
Office equipment	11,947	(9,038)	2,909	1,117	–	–	(1,280)	–	–	–	–	–	–	–	–	13,065	(10,319)	2,746
Furniture and fittings	3,184	(2,030)	1,154	73	–	–	(302)	–	–	–	–	–	–	–	–	3,257	(2,332)	925
Land:																		
– Operational land	306,586	–	306,586	–	10,319	(10)	–	–	–	–	(348)	–	–	–	51,364	367,911	–	367,911
– Community land	367,196	(760)	366,436	–	–	–	–	–	–	–	280	–	–	(2,341)	–	365,135	(760)	364,375
– Crown land	120,906	–	120,906	–	–	–	–	–	–	–	–	–	–	–	–	120,906	–	120,906
– Land under roads (post 30/6/08)	8,579	–	8,579	–	3,091	(4)	–	(5,603)	–	–	68	–	–	(2,569)	–	3,562	–	3,562
Infrastructure:																		
– Buildings – non-specialised	281,037	(106,383)	174,654	130	–	(99)	(5,004)	–	–	2,306	(2,855)	–	–	–	68,949	429,019	(190,938)	238,081
– Buildings – specialised	419,151	(222,139)	197,012	3,220	–	(305)	(7,116)	–	(598)	3,176	2,109	–	–	–	81,439	533,215	(254,278)	278,937
– Other structures	18,821	(9,655)	9,166	562	–	(856)	(707)	–	–	379	397	–	–	–	6,414	21,358	(6,003)	15,355
– Roads	2,061,164	(1,142,210)	918,954	–	16,705	(5,947)	(29,890)	–	–	28,703	(14)	–	–	–	45,255	2,188,536	(1,214,770)	973,766
– Bridges	151,182	(49,984)	101,198	–	6,563	(720)	(2,072)	–	–	3,817	–	–	–	–	5,019	169,139	(55,334)	113,805
– Footpaths	387,729	(184,529)	203,200	–	6,657	(804)	(5,405)	–	–	11,532	122	–	–	–	10,256	423,100	(197,542)	225,558
– Stormwater drainage	1,716,026	(783,826)	932,200	–	23,771	(135)	(19,011)	–	–	5,673	–	–	–	–	46,420	1,832,317	(843,399)	988,918
– Swimming pools	48,964	(34,648)	14,316	–	–	–	(764)	–	–	135	–	–	–	–	877	52,247	(37,683)	14,564
– Other open space/recreational assets	248,989	(91,390)	157,599	–	–	(1,423)	(7,020)	–	–	6,858	241	–	–	–	9,829	270,698	(104,614)	166,084
Other assets:																		
– Heritage collections	15,991	–	15,991	–	631	–	–	–	–	–	–	–	–	–	–	16,622	–	16,622
– Library books	8,667	(3,767)	4,900	1,345	–	–	(1,242)	–	–	–	–	–	–	–	–	10,012	(5,009)	5,003
– Other	58,135	(15,258)	42,877	–	–	–	(1,487)	–	–	1,427	–	–	–	–	–	59,561	(16,744)	42,817
Reinstatement, rehabilitation and restoration assets (refer Note C3-5):																		
– Tip assets	9,410	(9,410)	–	–	–	–	–	–	–	–	–	–	8,177	–	–	17,587	(9,410)	8,177
Total infrastructure, property, plant and equipment	6,371,552	(2,691,240)	3,680,312	64,335	92,171	(10,903)	(85,567)	(5,603)	(598)	–	–	(7,085)	8,177	(4,910)	325,822	7,034,236	(2,978,085)	4,056,151

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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C1-8 Infrastructure, property, plant and equipment (continued)

Material accounting policy information

Initial recognition of infrastructure, property, plant and equipment (IPPE)

IPPE is measured initially at cost. Cost includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes).

When infrastructure, property, plant and equipment are acquired by Council at significantly below fair value, the assets are initially recognised at their fair value at acquisition date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Useful lives of IPPE

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Plant and equipment	Years	Other equipment	Years
Office equipment	2 to 25	Playground equipment	5 to 40
Office furniture	5 to 34	Benches, seats etc.	10 to 32
Computer equipment	2 to 10		
Vehicles	2 to 20	**Buildings**	
Heavy plant/road making equipment	3 to 34	Buildings: masonry	50 to 268
Other plant and equipment	2 to 34	Buildings: other	8 to 135
Stormwater assets		**Other infrastructure assets**	
Drains	20 to 170	Bulk earthworks	Indefinite
Culverts	20 to 170	Swimming pools	40 to 100
Flood control structures	20 to 170	Other open space/recreational assets	3 to 115
		Other infrastructure	10 to 105
Transportation assets			
Roads: seal	8 to 95		
Roads: base	15 to 145		
Roads: sub-base	15 to 145		
Bridge: concrete	80		
Bridge: other	20 to 80		
Kerb, gutter and footpaths	20 to 104		

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each reporting date. Gains and losses on disposal are determined by comparing proceeds with carrying amount. These are included in the Income Statement.

Revaluation Model

Infrastructure, property, plant and equipment are held at fair value. Independent comprehensive valuations are performed at least every five years, however the carrying amount of assets is assessed by Council at each reporting date to confirm that it is not materially different from current fair value.

Increases in the carrying amounts arising on revaluation are credited to the revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

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C1-8 Infrastructure, property, plant and equipment (continued)

Crown reserves
Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated. Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

Rural Fire Service assets
Under Section 119 of the *Rural Fire Services Act 1997 (NSW)*, "all firefighting equipment purchased or constructed wholly or from money to the credit of the Fund is to be vested in the council of the area for or on behalf of which the firefighting equipment has been purchased or constructed".

These Rural Fire Service assets are recognised as assets of the Council in these financial statements.

C1-9 Investment properties

Owned investment property

$ '000	2025	2024
At fair value		
Opening balance at 1 July	**5,100**	5,050
Net gain/(loss) from fair value adjustments	**550**	50
Closing balance at 30 June	**5,650**	5,100

Material accounting policy information
Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Council. Changes in fair values are recorded in the Income Statement as part of other income.

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C1-10 Intangible assets

$ '000	2025	2024
Software		
Opening values at 1 July		
Gross book value	**2,345**	2,345
Accumulated amortisation	**(2,345)**	(2,345)
Net book value – opening balance	**–**	–
Closing values at 30 June		
Gross book value	**2,345**	2,345
Accumulated amortisation	**(2,345)**	(2,345)
Total intangible assets – net book value	**–**	–

Material accounting policy information

IT development and software
Software development costs include only those costs directly attributable to the development phase (including external direct costs of materials and services, direct payroll, and payroll-related costs of employees' time spent on the project) and are only recognised following completion of technical feasibility, and where the Council has an intention and ability to use the asset. Amortisation is calculated on a straight-line basis over periods generally ranging from three to five years.

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C2 Leasing activities

C2-1 Council as a lessee

Council has leases over land and buildings. Information relating to the leases in place and associated balances and transactions is provided below.

Land & Buildings
Council leases land and building for libraries and other operations; these leases are between 5 and 30 years and some include a renewal option to allow Council to renew the lease term. These leases contain an annual pricing mechanism based on either fixed increases or CPI movements at each anniversary of the lease inception.

Extension options
Council includes extension options in some of their leases to provide flexibility and certainty to Council operations and reduce costs of moving premises. These extension options are at Council's discretion.

At commencement date and each subsequent reporting date, Council assesses where it is reasonably certain that the extension options will be exercised.

There are $6.2M in potential future lease payments which are not included in lease liabilities as Council has assessed that the exercise of the option is not reasonably certain.

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(a) Right of use assets

$ '000	Land & Buildings	Total
2025		
Opening balance at 1 July	**1,332**	**1,332**
Additions to right-of-use assets	**1,444**	**1,444**
Depreciation charge	**(470)**	**(470)**
Other movement	**(30)**	**(30)**
Balance at 30 June	**2,276**	**2,276**
2024		
Opening balance at 1 July	718	718
Additions to right-of-use assets	1,032	1,032
Depreciation charge	(456)	(456)
Other movement	38	38
Balance at 30 June	1,332	1,332

(b) Lease liabilities

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Lease liabilities	**395**	**2,072**	460	963
Total lease liabilities	**395**	**2,072**	460	963

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C2-1 Council as a lessee (continued)

(c) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
2025					
Cash flows	**395**	**116**	**1,970**	**2,481**	**2,467**
2024					
Cash flows	460	948	31	1,439	1,423

(d) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

$ '000	2025	2024
Interest on lease liabilities	**137**	56
Depreciation of right of use assets	**470**	456
	607	512

(e) Statement of Cash Flows

Total cash outflow for leases	**507**	487
	507	487

(f) Leases at significantly below market value – concessionary / peppercorn leases

Council has a number of leases at significantly below market for land and infrastructure which are used for:

- pedestrian crossings and bridges
- boat ramp

The leases are generally for an extended period of time and require payments of a maximum amount of $1,000 per year. Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

Material accounting policy information

At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

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C2-1 Council as a lessee (continued)

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

Exceptions to lease accounting
Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

Leases at significantly below market value / concessionary leases
Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

C2-2 Council as a lessor

Operating leases

Council leases out a number of properties; these leases have been classified as operating leases for financial reporting purposes and the assets are included in the Statement of Financial Position as:

– investment property – where the asset is held predominantly for rental or capital growth purposes (refer note C1-9)

– property, plant and equipment – where the rental is incidental, or the asset is held to meet Councils service delivery objective (refer note C1-8).

$ '000	2025	2024
(i) Assets held as investment property		
The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below		
Lease income (excluding variable lease payments not dependent on an index or rate)	**480**	528
Total income relating to operating leases for investment property assets	**480**	528
Operating lease expenses		
Direct operating expenses that generated rental income	**163**	138
Total expenses relating to operating leases	**163**	138
(ii) Assets held as property, plant and equipment		
Lease income (excluding variable lease payments not dependent on an index or rate)	**6,555**	5,809
Total income relating to operating leases for Council assets	**6,555**	5,809
(iii) Maturity analysis of contractual lease income: investment property		
Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:		
< 1 year	**372**	278
1–2 years	**253**	133
2–3 years	**130**	77
3–4 years	**54**	41
Total undiscounted lease payments to be received	**809**	529

Material accounting policy information

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease.

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C2-2 Council as a lessor (continued)

When Council has a sub-lease over an asset and is the intermediate lessor then the head lease and sub-lease are accounted for separately. The classification of the sub-lease is based on the right-of-use asset which arises from the head lease rather than the useful life of the underlying asset.

If the lease contains lease and non-lease components, the non-lease components are accounted for in accordance with AASB 15 *Revenue from Contracts with Customers*.

The lease income is recognised on a straight-line basis over the lease term for an operating lease and as finance income using amortised cost basis for finance leases.

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C3 Liabilities of Council

C3-1 Payables

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Prepaid rates	**4,974**	**–**	4,517	–
Goods and services – operating expenditure	**–**	**–**	1,207	–
Goods and services – capital expenditure	**2,324**	**–**	975	–
Accrued expenses:				
– Other expenditure accruals	**17,226**	**–**	12,821	–
Security bonds, deposits and retentions	**2,254**	**–**	2,087	–
Agency Funds	**40**	**–**	28	–
Other	**667**	**–**	638	–
Total payables	**27,485**	**–**	22,273	–

Current payables not anticipated to be settled within the next twelve months

$ '000	2025	2024
Payables – security bonds, deposits and retentions	**503**	581
Total payables	**503**	581

Material accounting policy information

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Council comprise trade payables and loans.

Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

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C3-2 Contract Liabilities

$ '000	Notes	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Grants and contributions received in advance:					
Unexpended capital grants (to construct Council controlled assets)	(i)	**10,984**	**–**	3,817	–
Unexpended operating grants (received prior to performance obligation being satisfied)	(ii)	**847**	**–**	999	–
Unexpended capital contributions (to construct Council controlled assets)	(i)	**114**	**–**	114	–
Unexpended operating contributions (received prior to performance obligation being satisfied)	(ii)	**539**	**–**	826	–
Total grants received in advance		**12,484**	**–**	5,756	–
Other contract liabilities:					
Upfront fees and charges	(iii)	**4,773**	**–**	3,887	–
Funds received prior to performance obligations being satisfied (upfront payments) - AASB 15	(iv)	**5,917**	**–**	2,900	–
Total user fees and charges received in advance		**10,690**	**–**	6,787	–
Total contract liabilities		**23,174**	**–**	12,543	–

Notes

(i) Council has received funding to construct assets. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to operating grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

(iii) Fees paid upfront for the delivery of specific Council services are recorded as a contract liability on receipt and recognised as revenue when the performance obligations are met.

(iv) Council has entered into a contract in relation to which the performance obligation is expected to be met during the year ending 30 June 2025. Payments made prior to the performance obligation being met are recorded as a contract liability on receipt and recognised as revenue when the performance obligation is met.

(i) Revenue recognised that was included in the contract liability balance at the beginning of the period

$ '000	2025	2024
Capital grants (to construct Council controlled assets)	**435**	1,988
Operating grants (received prior to performance obligation being satisfied)	**562**	1,224
Operating contributions (received prior to performance obligation being satisfied)	**287**	399
Upfront fees	**1,453**	1,715
Total revenue recognised that was included in the contract liability balance at the beginning of the period	**2,737**	5,326

Significant changes in contract liabilities

The contract liabilities are higher than the previous year primarily due to the receipt of funds prior to performance obligation being satisfied.

Material accounting policy information

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

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C3-3 Borrowings

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Loans – secured [1]	–	–	657	–
Total borrowings	**–**	**–**	**657**	**–**

(1) Loans are secured over the general rating income of Council. Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note E1.

(a) Changes in liabilities arising from financing activities

	2024		Non-cash movements				2025
$ '000	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	657	(657)	–	–	–	–	–
Lease liability (Note C2-1)	1,423	(506)	1,444	(31)	–	137	2,467
Total liabilities from financing activities	2,080	(1,163)	1,444	(31)	–	137	2,467

	2023		Non-cash movements				2024
$ '000	Opening Balance	Cash flows	Acquisition	Fair value changes	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	3,229	(2,572)	–	–	–	–	657
Lease liability (Note C2-1)	784	(487)	1,032	–	–	94	1,423
Total liabilities from financing activities	4,013	(3,059)	1,032	–	–	94	2,080

(b) Financing arrangements

$ '000	2025	2024
Total facilities		
Total financing facilities available to Council at the reporting date are:		
Bank overdraft facilities [1]	**600**	600
Credit cards/purchase cards	**350**	350
Total financing arrangements	**950**	950
Drawn facilities		
Financing facilities drawn down at the reporting date are:		
– Credit cards/purchase cards	**115**	98
Total drawn financing arrangements	**115**	98
Undrawn facilities		
Undrawn financing facilities available to Council at the reporting date are:		
– Bank overdraft facilities	**600**	600
– Credit cards/purchase cards	**235**	252
Total undrawn financing arrangements	**835**	852

Additional financing arrangements information

Breaches and defaults
During the current and prior year, there were no defaults or breaches on any of the loans.

(1) The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

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C3-3 Borrowings (continued)

Material accounting policy information

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or borrowing costs.

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C3-4 Employee benefit provisions

$ '000	2025 Current	2025 Non-current	2024 Current	2024 Non-current
Annual leave	**12,666**	**–**	13,136	–
Sick leave	**26**	**–**	25	–
Long service leave	**41,295**	**695**	41,208	875
Other leave	**2,125**	**–**	2,016	–
Total employee benefit provisions	**56,112**	**695**	56,385	875

Current employee benefit provisions not anticipated to be settled within the next twelve months

$ '000	2025	2024
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	**40,809**	42,119
	40,809	42,119

$ '000	ELE provisions Employee Benefit Provisions	Total
2025		
At beginning of year	**57,260**	**57,260**
Additional provisions	**16,740**	**16,740**
Amounts used (payments)	**(19,204)**	**(19,204)**
Remeasurement effects	**2,011**	**2,011**
Total ELE provisions at end of year	**56,807**	**56,807**
2024		
At beginning of year	59,007	59,007
Additional provisions	15,422	15,422
Amounts used (payments)	(18,413)	(18,413)
Remeasurement effects	1,244	1,244
Total ELE provisions at end of year	57,260	57,260

Material accounting policy information

Employee benefit provisions are presented as current liabilities in the Statement of Financial Position if Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur and therefore all annual leave and vested long service leave (or that which vests within 12 months) is presented as current.

Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

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C3-4 Employee benefit provisions (continued)

On-costs
The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods. These amounts include superannuation which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

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C3-5 Provisions

$ '000	2025 Current	2025 Non-Current	2024 Current	2024 Non-Current
Other provisions				
Self insurance – workers compensation	**4,886**	**9,611**	4,023	9,602
Self insurance – claims incurred	**272**	**–**	292	–
Sub-total – other provisions	**5,158**	**9,611**	4,315	9,602
Asset remediation/restoration:				
Asset remediation/restoration (future works)	**250**	**40,296**	125	39,208
Sub-total – asset remediation/restoration	**250**	**40,296**	125	39,208
Total provisions	**5,408**	**49,907**	4,440	48,810

Description of and movements in provisions

	Other provisions			
$ '000	Self Insurance: Workers compen-sation	Self Insurance: Claims incurred	Asset remediation	Total
2025				
At beginning of year	**13,625**	**292**	**39,333**	**53,250**
Unwinding of discount	**597**	**–**	**1,003**	**1,600**
Additional provisions	**4,288**	**–**	**–**	**4,288**
Amounts used (payments)	**(5,721)**	**–**	**(37)**	**(5,758)**
Remeasurement effects	**1,708**	**(20)**	**247**	**1,935**
Expenditure incurred attributable to provisions	**–**	**–**	**–**	**–**
Total other provisions at end of year	**14,497**	**272**	**40,546**	**55,315**
2024				
At beginning of year	13,119	281	17,401	30,801
Unwinding of discount	–	–	620	620
Additional provisions	4,624	11	21,312	25,947
Amounts used (payments)	(5,333)	–	–	(5,333)
Remeasurement effects	1,215	–	–	1,215
Expenditure incurred attributable to provisions	–	–	–	–
Total other provisions at end of year	13,625	292	39,333	53,250

Nature and purpose of provisions

Asset remediation
Council has a legal/public obligation to make, restore, rehabilitate and reinstate the open Whytes Gully Waste Disposal Depot and the closed Helensburgh Waste Depot.

Self-insurance - workers compensation
To recognise liabilities for outstanding claims (uninsured losses) arising from Council's decision to undertake self-insurance for excesses up to $1,000,000 on any individual claim. Claims beyond this are supported by an external insurance policy.

Self-insurance - claims incurred
To recognise liabilities for both (i) claims expected to be incurred but not reported and (ii) claims reported and estimated as a result of Council being self insured up to an excess of $100,000 on any individual claim.

Material accounting policy information

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

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C3-5 Provisions (continued)

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as a borrowing cost.

Asset Remediation/Restoration

Restoration
Close-down and restoration costs include the dismantling and demolition of infrastructure, and the removal of residual materials and remediation of disturbed areas. Estimated close-down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs, whether this occurs during the development or during the operation phase, based on the net present value of estimated future costs.

Provisions for close-down and restoration costs do not include any additional obligations which are expected to arise from future disturbance. The costs are estimated on the basis of a closure plan. The cost estimates are calculated annually during the life of the operation to reflect known developments, e.g. updated cost estimates and revisions to the estimated lives of operations, and are subject to formal review at regular intervals.

Rehabilitation
Where rehabilitation is conducted systematically over the life of the operation, rather than at the time of closure, provision is made for the estimated outstanding continuous rehabilitation work at each reporting date, and the cost is charged to the Income Statement.

Provision is made for the estimated present value of the costs of environmental clean-up obligations outstanding at the reporting date. These costs are charged to the Income Statement. Movements in the environmental clean-up provisions are presented as an operating cost, except for the unwinding of the discount which is shown as a borrowing cost.

Remediation procedures generally commence soon after the time the damage, remediation process, and estimated remediation costs become known, and may continue for many years depending on the nature of the disturbance and the remediation techniques.

As noted above, the ultimate cost of environmental remediation is uncertain and cost estimates can vary in response to many factors, including changes to the relevant legal requirements, the emergence of new restoration techniques, or experience at other locations. The expected timing of expenditure can also change, for example in response to changes in quarry reserves or production rates. As a result, there could be significant adjustments to the provision for close down and restoration and environmental clean-up, which would affect future financial results.

Other movements in the provisions for close-down and restoration costs, including those resulting from new disturbance, updated cost estimates, changes to the estimated lives of operations, and revisions to discount rates, are capitalised within property, plant and equipment. These costs are then depreciated over the lives of the assets to which they relate.

Close-down and restoration costs are a normal consequence of tip and quarry operations, and the majority of close-down and restoration expenditure is incurred at the end of the life of the operations. Although the ultimate cost to be incurred is uncertain, Council estimates the respective costs based on feasibility and engineering studies using current restoration standards and techniques.

Self-insurance - workers compensation
Council holds a level of self-insurance in the form of an excess layer of $1,000,000 on any individual claim for workers compensation. A provision for self-insurance has been made to recognise outstanding claims. Council also maintains a bank guarantee to meet expected future claims; refer to Note E3-1.

Self-insurance - claims incurred
Council holds a level of self-insurance in the form of an excess layer of $100,000 on any individual claim for public liability and professional indemnity. A provision for self-insurance has been made to recognise outstanding claims.

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C4 Reserves

C4-1 Nature and purpose of reserves

IPPE Revaluation Surplus
The infrastructure, property, plant and equipment (IPPE) revaluation surplus is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

D Council structure

D1 Results by fund

Council utilises only a general fund for its operations.

D2 Interests in other entities

Subsidiaries, joint arrangements and associates not recognised

The following subsidiaries, joint arrangements and associates have not been recognised in this financial report.

Name of entity/operation	Principal activity/type of entity	2025 Net profit/(loss) ($'000s)	2025 Net assets ($'000s)
Illawarra Performing Arts Centre	Theatre & Town Hall Management Associate	(213)	622

Reasons for non-recognition
Council has assessed this operation as not material for recognition in these statements.

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E Risks and accounting uncertainties

E1-1 Risks relating to financial instruments held

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. Council's finance area manages the cash and Investments portfolio with the assistance of independent advisors. Council has an investment policy which complies with s625 of the Act and the Ministerial Investment Order. This policy is regularly reviewed by Council and it's staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by Council's finance section under policies approved by the Council.

The fair value of Council's financial assets and financial liabilities approximates their carrying amount.

The risks associated with the financial instruments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether the changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due.
- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. Council also seeks advice from independent advisers before placing any funds in cash equivalents and investments.

(a) Market risk – interest rate and price risk

$ '000	2025	2024

The following represents a summary of the sensitivity of Council's Income Statement and accumulated surplus (for the reporting period) due to a change in either the price of a financial asset or the interest rates applicable.

It is assumed that the change in interest rates would have been constant throughout the reporting period.

Impact of a 1% movement in interest rates		
– Equity / Income Statement	**861**	856
Impact of a 10% movement in price of investments		
Possible impact of a 10% movement in price of investments	**1,896**	7,576

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E1-1 Risks relating to financial instruments held (continued)

(b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

Council makes suitable provision for the impairment of receivables as required.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

Credit risk profile

Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

$ '000	Not yet overdue	overdue rates and annual charges < 5 years	≥ 5 years	Total
2025				
Gross carrying amount	**104**	**15,892**	**2,657**	**18,653**
2024				
Gross carrying amount	–	14,881	3,266	18,147

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors and contract assets to provide for expected credit losses, which permits the use of the lifetime expected loss provision at inception. To measure the expected credit losses, non-rates and annual charges debtors and contract assets have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

$ '000	Not yet overdue	Overdue debts 0 - 30 days	31 - 60 days	61 - 90 days	> 91 days	Total
2025						
Gross carrying amount	**15,742**	**737**	**181**	**155**	**3,181**	**19,996**
Expected loss rate (%)	**0.48%**	**3.97%**	**5.83%**	**5.90%**	**63.50%**	**10.72%**
ECL provision	**76**	**29**	**11**	**9**	**2,020**	**2,145**
2024						
Gross carrying amount	23,475	690	302	222	3,667	28,356
Expected loss rate (%)	0.39%	5.98%	14.20%	32.05%	84.90%	11.85%
ECL provision	92	41	43	71	3,113	3,360

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E1-1 Risks relating to financial instruments held (continued)

(c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk – the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can (in extenuating circumstances) also be extended and overdraft facilities utilised as required.

Borrowings are also subject to interest rate risk – the risk that movements in interest rates could adversely affect funding costs and debt servicing requirements. Council manages this risk through diversification of borrowing types, maturities and interest rate structures. The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

$ '000	Weighted average interest rate	Without defined maturity	payable in: ≤ 1 Year	1 - 5 Years	> 5 Years	Total cash outflows	Actual carrying values
2025							
Payables	**0.00%**	**2,254**	**25,229**	**–**	**–**	**27,483**	**27,485**
Total financial liabilities		**2,254**	**25,229**	**–**	**–**	**27,483**	**27,485**
2024							
Payables	0.00%	2,087	20,682	–	–	22,769	22,273
Borrowings	0.62%	–	663	–	–	663	657
Total financial liabilities		2,087	21,345	–	–	23,432	22,930

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E2-1 Fair value measurement

Council measures the following asset and liability classes at fair value on a recurring basis:
– Infrastructure, property, plant and equipment
– Investment property
– Financial assets and liabilities

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 *Fair Value Measurement* requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:
Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.
Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.
Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

		Fair value measurement hierarchy					
		Date of latest valuation		Level 3 Significant unobservable inputs		Total	
$ '000	Notes	2025	2024	2025	2024	2025	2024
Recurring fair value measurements							
Financial assets							
Financial investments	C1-2						
At fair value through profit or loss – designated at fair value on initial recognition		30/06/25	30/06/24	**81,551**	78,874	**81,551**	78,874
Total financial assets				**81,551**	78,874	**81,551**	78,874
Investment property	C1-9						
Commercial building		30/06/25~	30/06/24~	**5,650**	5,100	**5,650**	5,100
Total investment property				**5,650**	5,100	**5,650**	5,100
Infrastructure, property, plant and equipment	C1-8						
Roads		30/06/25*	30/06/24*	**995,261**	973,766	**995,261**	973,766
Bridges		30/06/25*	30/06/24*	**114,574**	113,805	**114,574**	113,805
Footpaths		30/06/25*	30/06/24*	**235,428**	225,558	**235,428**	225,558
Stormwater		30/06/25*	30/06/24*	**1,011,145**	988,918	**1,011,145**	988,918
Plant and equipment		N/A	N/A	**21,440**	19,536	**21,440**	19,536
Office equipment		N/A	N/A	**3,206**	2,746	**3,206**	2,746
Furniture and fittings		N/A	N/A	**706**	925	**706**	925
Operational land		30/06/25*	30/06/24~	**365,010**	367,911	**365,010**	367,911
Community land		30/06/25*	30/06/24*	**368,322**	364,375	**368,322**	364,375
Crown Land		30/06/25*	30/06/24*	**120,906**	120,906	**120,906**	120,906
Land under roads		30/06/25*	30/06/24~	**4,590**	3,562	**4,590**	3,562
Buildings		30/06/25*	30/06/24~	**526,865**	517,018	**526,865**	517,018
Other structures		30/06/25*	30/06/24~	**16,017**	15,355	**16,017**	15,355
Swimming pools		30/06/25*	30/06/24*	**14,581**	14,564	**14,581**	14,564
Library books		N/A	N/A	**5,106**	5,003	**5,106**	5,003
Other open space/recreational assets		30/06/25*	30/06/24*	**182,042**	166,084	**182,042**	166,084
Tip asset		30/06/25*	30/06/24~	**7,922**	8,177	**7,922**	8,177
Works in progress		N/A	N/A	**81,023**	88,503	**81,023**	88,503
Artworks		30/06/24~	30/06/24~	**17,318**	16,622	**17,318**	16,622
Other		30/06/21~	30/06/21~	**42,529**	42,817	**42,529**	42,817
Total infrastructure, property, plant and equipment *,~				**4,133,991**	4,056,151	**4,133,991**	4,056,151

(*,~)(*) Valuation via an indexation review, (~) Valuation via a comprehensive review

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E2-1 Fair value measurement (continued)

Valuation techniques

Where Council is unable to derive fair value using quoted market prices of identical assets (i.e. Level 1 inputs), Council instead utilises a spread of both observable inputs (Level 2 inputs) and unobservable inputs (Level 3 inputs).

Level 2 inputs include;

- quoted prices for similar assets in active markets,
- quoted prices for identical or similar assets in markets that are not active,
- inputs other than quoted prices that are observable (e.g. interest rates, credit spreads etc.) and
- market corroborated inputs.

Level 3 inputs are unobservable inputs. If an observable input (Level 2) requires an adjustment using an unobservable input and that adjustment results in a significantly higher or lower fair value measurement, the resulting measurement is categorised within Level 3 of the fair value hierarchy. Council uses unobservable inputs to the extent relevant observable inputs are not available. But the objective remains the same; i.e. an exit price from the perspective of market participants. Therefore, unobservable inputs reflect the assumptions market participants would use when pricing, including assumptions about risk. Assumptions about risk include risk inherent in a particular valuation technique and risk inherent in inputs to the technique. Such an adjustment may be necessary if there is a significant measurement uncertainty.

Unobservable inputs have been developed using the best information available, which includes Council's own data. In some cases, Council adjusts its own data if reasonable available information indicates other market participants would use different data or if there is an entity specific synergy (i.e. not available to other market participants).

Level 3 inputs include;

- Unit Rates,
- Unit Price,
- Asset Condition,
- Remaining Useful Life,
- Future Demands,
- Borrowing Rates.

The Fair Valuation techniques Council has employed while utilising Level 2 and Level 3 inputs are as follows:

Financial assets

Valuation Technique – A portion of Council's investment portfolio is measured at fair value (i.e. market approach).

Fair Value Hierarchy – the fair value has been derived from the current price in an active market for similar assets. Emerald Reverse Mortgage investment securities form part of this portion of Council's portfolio. The market for Australian mortgage backed securities, regardless of the robustness of the structure, is highly illiquid as a direct consequence of the global financial crisis. This has caused difficulties in valuing the security as there is limited "price discovery" in the market. As such the level of valuation input for Council's fair valued investments was considered a level 3.

Investment property

Valuation Technique – Council's Investment Property is measured using sales direct comparison based on a market selling approach (i.e. market approach).

Fair Value Hierarchy - the fair value has been derived from the sales prices of comparable properties after adjusting for differences in key attributes such as property size. The most significant inputs into this valuation approach are rental yields and price per square metre. The level of evidence to support the critical assumptions of Council's investment property valuation was considered to be significant due to high levels of variability in the market for rental yields and future demands. As such the level of valuation input for these properties was considered level 3.

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E2-1 Fair value measurement (continued)

Infrastructure, property, plant and equipment (IPPE)

Infrastructure – Council's Infrastructure incorporates;

- Roads – Surface and bases, Car Parks, Kerb and Guttering and Traffic Facilities (speed humps, bollards and signs),
- Bridges – Road, Pedestrian and Jetties,
- Footpaths including shared pathways, and
- Stormwater Drainage.

Valuation Technique – Infrastructure assets are recognised using the cost method, which equates to the current replacement cost of a modern equivalent asset. The cost to replace the asset is to equal the amount that a market participant buyer of that asset would pay to acquire it.

Fair Value Hierarchy - the general valuation approach to determine the fair value of Council's infrastructure inventory is to determine a unit rate based on square metres or an appropriate unit corroborated by market evidence (Level 2 input). A process is then undertaken to compare these rates with internal unit rates derived by Council as a result of specific projects that have been undertaken. Further to this other input such as asset condition and useful life require a significant level of professional judgement and can impact significantly on the fair value. As such the level of valuation input for these assets was considered level 3.

Plant & Equipment, Office Equipment & Furniture & Fittings incorporate:

- Plant & Equipment – Trucks, Tractors, Graders, Rollers, Buses, Vans, Passenger Vehicles, Mobile Equipment (i.e. generators, hand mowers, tools), Fluid storage units (i.e. septic tanks, water tanks),
- Office Equipment – Electronic Whiteboards, Printing Equipment, Safes and I.T. equipment such as computers, printers and scanners,
- Furniture & Fittings – Chairs, Tables, Filing Cabinets, Bookshelves, Compactuses,

Valuation Technique – These assets are recognised at depreciated historical cost as an acceptable substitute for fair value because any difference between fair value and depreciated historical cost is unlikely to be material.

Fair Value Hierarchy – The key unobservable unit to the valuation of this category is asset condition and useful life. The condition of assets is reviewed on an annual basis and an assessment of remaining life undertaken based on these results.

Operational Land

Valuation Technique – Council's Operational Land is measured using a comparative market selling approach (i.e. market approach).

Fair Value Hierarchy – the fair value has been derived from the sales prices of comparable properties after adjusting for differences in key attributes such as property size. The most significant inputs into this valuation approach is price per square metre. The level of evidence to support the critical assumptions of Council's operational land valuation was considered to be significant due to high levels of variability in the market for similar properties and future demands. As such the level of valuation input for these properties was considered level 3.

Community & Crown Land

Valuation Technique – Council's Community & Crown Land is measured using comparative Land Values (LV) provided by the Valuer General (VG) or an average unit rate based on a comparable LV for similar properties (i.e. market approach).

Fair Value Hierarchy – the fair value has been derived from the LV's provided by the VG or an average unit rate based on the LV for similar properties where the VG did not provide a LV. The most significant input into this valuation approach is price per square metre. Valuations provided by the VG are not in the public domain and the application of an average rate requires a level of professional judgement. As such the level of valuation input for these properties was considered level 3.

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E2-1 Fair value measurement (continued)

Land Under Roads

Valuation Technique – Land is generally valued using comparative Land Values (LV) provided by the Valuer General (VG) or an average unit rate based on a comparable LV for similar properties (i.e. market approach).

Fair Value Hierarchy – The existing use fair value of land under roads is best expressed as undeveloped or englobo land (pre-subdivision). However, as sufficient sales evidence of englobo land with similar features to the land being valued is generally not available, it is appropriate to use a proxy to estimate the englobo value. Community land value is used as a reasonable proxy to value land under roads, as such land generally has no feasible alternative use, and it is undeveloped and is publicly accessible. As such the level of valuation input for these properties was considered level 3.

Buildings – Non-Specialised and Specialised

Valuation Technique – Buildings are recognised using the cost method, which equates to the current replacement cost of a modern equivalent asset. The cost to replace the asset is equal to the amount that a market participant buyer of that asset would pay to acquire it.

Fair Value Hierarchy – Specialised and Non-Specialised buildings are generally assessed at level 3 of the fair value hierarchy due to lack of market evidence. Key inputs are unit rates and remaining useful life. The exception is non-specialised residential properties which have been valued using sale prices of comparable properties (level 2). The most significant input into this valuation approach is price per square metre. The level of evidence to support the critical assumptions of Council's residential property valuation was considered to be significant due to high levels of variability in the market for rental yields and future demands. As such the level of valuation input for all buildings was considered level 3.

Other Structures

Other Structures incorporates Bus Shelters, Shade Structures, Picnic Shelters and BBQ Shelters.

Valuation Technique – Other Structures are recognised at depreciated historical cost as an acceptable substitute for fair value because any difference between fair value and depreciated historical cost is unlikely to be material.

Fair Value Hierarchy – The key unobservable unit to the valuation of this category is asset condition and useful life. The condition of assets is reviewed on an annual basis and an assessment of remaining life undertaken based on these results.

Other Open Space / Recreational Assets

Other Open Space/Recreational Assets incorporate Park Assets including Playgrounds, Skateboard Facilities, Tennis Courts, Furniture and Landscaping and Power Poles.

Valuation Technique – Other Open Space/Recreational Assets are recognised using the cost method.

Fair Value Hierarchy – while some elements of the cost method can be supported by market evidence (Level 2) other factors require professional judgement such as asset condition and useful life. As these inputs can have a significant impact on the fair value the valuation input all Other Open Space / Recreational Assets were considered level 3.

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E2-1 Fair value measurement (continued)

Swimming Pools – Structures

Valuation Technique – Swimming Pools and Rock Pools are valued using the cost approach, which equates to the current replacement cost of a modern equivalent asset.

Fair Value Hierarchy - the general valuation approach to determine the fair value of Council's swimming pool inventory is to determine a unit rate based on square metres corroborated by market evidence (Level 2 input). A process is then undertaken to compare these rates with internal unit rates derived by Council as a result of specific work that has been undertaken. Further to this other input such as asset condition and useful life require a significant level of professional judgement and can impact significantly on the fair value. As such the level of valuation input for these properties was considered level 3.

Artworks

Valuation Technique – Art Works are valued using the market approach, which equates to the current replacement cost of a modern equivalent asset. The cost to replace the asset is to equal the amount that a market participant buyer of that asset would pay to acquire it.

Fair Value Hierarchy - the general valuation approach to determine the fair value of Council's Artworks is to use the market price or purchase price of the original transaction or if the work is in the form of a donation an external valuation is undertaken corroborated by market evidence (Level 2 input). It is noted that the valuation process requires a significant level of professional judgement and this can impact significantly on the fair value. As such the level of valuation input for artworks was considered level 3.

Library Books

Valuation Technique – These assets are recognised at depreciated historical cost as an acceptable substitute for fair value because any difference between fair value and depreciated historical cost is unlikely to be material.

Fair Value Hierarchy – The key unobservable unit to the valuation of this category is asset condition and useful life. The condition of assets is reviewed on an annual basis and an assessment of remaining life undertaken based on these results.

Other Assets

Other Assets is a catch all for the remaining assets held by Council and includes Waste Assets such as Cell Development and Liners, Public Art and Crematorium and Cemetery Beams and Walls.

Valuation Technique - Other Assets are recognised using the cost method.

Fair Value Hierarchy – While some elements of the cost method can be supported by market evidence (Level 2) others factors require professional judgement such as asset condition and useful life. As these inputs can have a significant impact on the fair value the valuation input all Other Assets were considered level 3.

Tip Remediation Asset

Valuation Technique – Council's Tip Remediation Asset is measured using the cost method.

Fair Value Hierarchy – Whytes Gully Waste Disposal Depot will require remediation and restoration works to be carried out during and at the end of its useful life. The cash outflows relating to these remediation and restoration works have been modelled and recognised as an asset in Note C1-8 of Council's statements. Key unobservable inputs were the discount rate, cost escalation rate, timing of costs and future environmental management requirements. As such the level of valuation input for Council's tip asset was considered Level 3.

The tip remediation asset was adjusted in line with changes to the remediation provision.

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E2-1 Fair value measurement (continued)

A summary of the Fair Valuation techniques Council has employed while utilising Level 2 and Level 3 inputs are as follows:

Asset Category	Valuation Frequency	Description of Process	Valuer*	Responsibility
Financial Assets	Monthly	Monthly valuation using the current price in an active market for similar assets	External	Finance Division
Investment Properties	Annually	Assessed each year for material change and adjusted accordingly	External	Property Division
Infrastructure	5 years	Full valuation using current unit rates and comparable work. Assessed each year for material change and adjusted accordingly	Internal	Infrastructure & Strategic Planning Division
Plant & Equipment	Annually	Assessment of remaining useful life undertaken with adjustments to consumption patterns that may impact fair value	Internal	Finance Division
Office Equipment & Furniture & Fittings	Annually	Assessment of remaining useful life undertaken with adjustments to consumption patterns that may impact fair value	Internal	Finance Division
Operational Land	5 Years	Full valuation every 5 years or index applied annually if material	External	Property Division
Community & Crown Land	5 Years	Valuer General Land Values or Average Unit Rate for similar properties if not available	Valuer General / Internal	Property / Finance Division
Land Under Roads	5 Years	Valuer General Land Values or Average Unit Rate used as proxy to derive en globo rate	Valuer General / Internal	Finance Division
Buildings – Non Specialised & Specialised	5 Years	Full valuation every 5 years or index applied annually if material	External / Internal	Infrastructure & Strategic Planning Division / Property Division
Intangibles	5 Years	Assessment of remaining useful life undertaken with adjustments to consumption patterns that may impact fair value	Internal	Finance Division
Other Structures	5 Years	Assessment of remaining useful life undertaken with adjustments to consumption patterns that may impact fair value	Internal	Infrastructure & Strategic Planning Division

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E2-1 Fair value measurement (continued)

Asset Category	Valuation Frequency	Description of Process	Valuer*	Responsibility
Other Open Space / Recreational Assets	5 Years	Full valuation every 5 years or index applied annually if material	Internal	Infrastructure & Strategic Planning Division
Swimming Pools - Structures	5 Years	Full valuation every 5 years or index applied annually if material	External / Internal	Infrastructure & Strategic Planning Division
Library Books	Annually	Assessment of remaining useful life undertaken with adjustments to consumption patterns that may impact fair value	Internal	Finance Division
Other Assets	5 years	Full valuation every 5 years or index applied annually if material	Internal	Various
Tip Remediation Asset	Annually	Reassessment of discount rate and application to discounted cash flows if material	Internal	Finance Division

*Internal Valuation refers to the utilisation of in-house expertise to value Council's assets.

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E2-1 Fair value measurement (continued)

Fair value measurements using significant unobservable inputs (level 3)

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy by class of assets is provided below:

	Financial assets		Investment property		IPP&E		Total	
$ '000	**2025**	2024	**2025**	2024	**2025**	2024	**2025**	2024
Opening balance	**78,874**	56,286	**5,100**	5,050	**4,056,151**	3,680,312	**4,140,125**	3,741,648
Total gains or losses for the period								
Recognised in profit or loss – realised [1]	**953**	1,414	**550**	50	**–**	(5,603)	**1,503**	(4,139)
Recognised in other comprehensive income – revaluation surplus	**–**	–	**–**	–	**98,777**	320,912	**98,777**	320,912
Other movements								
Purchases (GBV)	**6,500**	29,600	**–**	–	**101,760**	156,507	**108,260**	186,107
Disposals (WDV)	**(4,154)**	(8,426)	**–**	–	**(8,369)**	(10,903)	**(12,523)**	(19,329)
Depreciation and impairment	**–**	–	**–**	–	**(97,626)**	(86,165)	**(97,626)**	(86,165)
Waste remediation reassessment	**–**	–	**–**	–	**(56)**	8,176	**(56)**	8,176
Transfer to expense	**–**	–	**–**	–	**(16,646)**	(7,085)	**(16,646)**	(7,085)
Closing balance	**82,173**	78,874	**5,650**	5,100	**4,133,991**	4,056,151	**4,221,814**	4,140,125

(1) Fair value gains recognised in the Income Statement relating to assets still on hand at year end total

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E3-1 Contingencies

The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but their knowledge and disclosure is considered relevant to the users of Council's financial report.

ASSETS NOT RECOGNISED

1. Land under roads

As permitted under AASB 1051, Council has elected not to bring to account land under roads that it owned or controlled up to and including 30 June 2008.

LIABILITIES NOT RECOGNISED

1. Bank Guarantees

Council has provided Bank Guarantees totalling $6,831,519 (2024: $2,001,081) as security over damages for work that may impact a third party.

Council has provided security to Work Cover for outstanding workers compensation claims liability in the form of a bank guarantee to the sum of $13,326,000 (2024: $13,326,000).

2. Defined benefit superannuation contribution plans

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme (Active Super), named The Local Government Superannuation Scheme - Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a 'multi-employer fund' for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are:

Division B	1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*
Division C	2.5% salaries
Division D	1.64 times member contributions

* For 180 Point Members, Employers are required to contribute 9.0% of salaries for the year ending 30 June 2025 (increasing to 9.5% in line with the increase in the Superannuation Guarantee from 1 July 2025) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of $20.0 million per annum for 1 January 2022 to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June.
Given the funding position of the Fund as at 30 June 2024, it was recommended to cease these past service contributions effective 1 January 2025.

The adequacy of contributions is assessed at each actuarial investigation which will be conducted annually, the next of which is due effective 30 June 2025.

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E3-1 Contingencies (continued)

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding past service contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Council.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

There is no provision for allocation of any surplus which may be present at the date of withdrawal of an employer.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2024 was $1,492,251.48. The last formal valuation of the Scheme was performed by fund actuary, Richard Boyfield, FIAA as at 30 June 2024.

Council's expected contribution to the plan for the next annual reporting period is $542,285.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2025 is:

Employer reserves only *	$'000	Asset Coverage
Assets	2,197.6	
Past Service Liabilities	2,092.0	105.0%
Vested Benefits	2,130.4	103.2%

* excluding other accumulation accounts and reserves in both assets and liabilities.

The share of any funding surplus or deficit that can be attributed to Council is 4.93%

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	6.0% per annum
Salary inflation	3.5% per annum
Increase in CPI	2.5% per annum

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

The estimated employer reserves financial position above is a preliminary calculation, and once all the relevant information has been received by the Fund's Actuary, the final end of year review, which will be a triennial actuarial investigation will be completed by December 2025.

3. Third party claims

The Council is involved from time to time in various third party claims incidental to the ordinary course of business including claims for damages relating to its functions and services. Council believes that it ordinarily holds adequate insurance coverage in relation to these third party claims and would not expect any material liabilities to eventuate.

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E3-1 Contingencies (continued)

4. Development Contributions

Council levies Development Contributions upon various development across the Council area through the required Contributions Plans. As part of these Plans, Council has received funds for which it will be required to expend the monies in accordance with those Plans.

As well, these Plans indicate proposed future expenditure to be undertaken by Council, which will be funded by making levies and receipting funds in future years or where a shortfall exists by the use of Council's General Funds.

These future expenses do not yet qualify as liabilities as of the Reporting Date, but represent Councils intention to spend funds in the manner and timing set out in those plans.

5. Greenhouse Park

Council owns and manages a former landfill site at Greenhouse Park. The landfill was constructed prior to contemporary environmental regulations and used as both a putrescible and builders waste landfill. Following the closure of the site as a landfill, remediation of the site has been progressively occurring to transform the site into a natural area.

Council is also working with the EPA and specialised consultants to manage the landfill waste which was placed on the site. Total remediation costs at this stage are unknown and will be dependent on the remediation strategies implemented. Council is currently working with the EPA and specialised consultants to determine the remediation actions required.

6. Native Title

In January 2018, the National Native Title Tribunal accepted registration of a native title claim that included the Wollongong LGA. The claim is now before the Federal Court, and Council is one of a number of defendants to those proceedings. Private freehold land, and certain other land owned by Council is not affected. The claim will take some time to determine before the Federal Court.

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F People and relationships

F1 Related party disclosures

F1-1 Key management personnel (KMP)

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly. During the financial year 27 (2024: 19) persons were identified as meeting the definition of a KMP. The number of KMP is higher than prior year as a result of October 2024 Councillor Elections.

The aggregate amount of KMP compensation included in the Income Statement is:

$ '000	2025	2024
Compensation:		
Short-term benefits	**2,730**	2,693
Total	**2,730**	2,693

Other transactions with KMP and their related parties

Council has assessed other transactions with KMP and their related parties as not material for recognition in these statements.

F1-2 Councillor and Mayoral fees and associated expenses

$ '000	2025	2024
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	**111**	107
Councillors' fees	**499**	507
Other Councillors' expenses (including Mayor)	**106**	73
Total	**716**	687

F1-3 Other related parties

$ '000	Transactions during the year	Terms and conditions
2025		
Associates		
Marketing, events, business and investment in LGA	**1,701**	Amounts provided under a funding agreement.
Event sponsorship & support	**15**	Based on specific events.
Advertisement	**8**	
Performing Arts Centre management	**1,287**	Amounts provided under a funding agreement.
Town Hall management	**849**	Amounts provided under a funding agreement.
Asset Maintenance	**142**	
Community Subsidy	**20**	Amounts provided under a funding agreement.
Venue Hire	**16**	

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F1-3 Other related parties (continued)

$ '000	Transactions during the year	Terms and conditions
2024		
Associates		
Marketing, events, business and investment in LGA	1,560	Amounts provided under a funding agreement.
Event sponsorship & support	18	Based on specific events.
Advertisement	6	
Performing Arts Centre management	826	Amounts provided under a funding agreement.
Town Hall management	544	Amounts provided under a funding agreement.
Asset Maintenance	115	
Community Subsidy	20	Amounts provided under a funding agreement.
Venue Hire	20	

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F2 Other relationships

F2-1 Audit fees

$ '000	2025	2024
During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms		
Auditors of the Council - NSW Auditor-General:		
(i) Audit and other assurance services		
Audit and review of financial statements	**257**	261
Remuneration for audit and other assurance services	**257**	261
Total Auditor-General remuneration	**257**	261
Non NSW Auditor-General audit firms		
(i) Audit and other assurance services		
Other audit and assurance services	**52**	25
Remuneration for audit and other assurance services	**52**	25
Total remuneration of non NSW Auditor-General audit firms	**52**	25
Total audit fees	**309**	286

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G Other matters

G1-1 Statement of Cash Flows information

(a) Reconciliation of Operating Result

$ '000	2025	2024
Net operating result from Income Statement	**(10,238)**	40,989
Add / (less) non-cash items:		
Depreciation and amortisation	**98,096**	86,023
(Gain) / loss on disposal of assets	**6,276**	10,120
Non-cash capital grants and contributions	**(14,623)**	(59,964)
Prior period WIP written off during year	**16,701**	7,085
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investments classified as 'at fair value' or 'held for trading'	**(1,845)**	(1,306)
– Investment property	**(550)**	(50)
– Fair value movement on CivicRisk Mutual	**–**	(255)
Unwinding of discount rates on reinstatement provisions	**1,003**	620
Movements in operating assets and liabilities and other cash items:		
(Increase) / decrease of receivables	**2,450**	(103)
Increase / (decrease) in provision for impairment of receivables	**(295)**	831
(Increase) / decrease of inventories	**12**	(38)
(Increase) / decrease of other current assets	**417**	2,790
(Increase) / decrease of contract asset	**5,405**	(6,976)
Increase / (decrease) in payables	**(1,207)**	280
Increase / (decrease) in other accrued expenses payable	**4,405**	(397)
Increase / (decrease) in other liabilities	**665**	(201)
Increase / (decrease) in contract liabilities	**10,631**	2,228
Increase / (decrease) in employee benefit provision	**(453)**	(1,747)
Increase / (decrease) in other provisions	**1,062**	21,829
Net cash flows from operating activities	**117,912**	101,758

(b) Non-cash investing and financing activities

Other dedications	**13,435**	58,757
Contributed Art Works	**515**	535
Planning Agreement - Non-cash contribution	**–**	–
Total non-cash investing and financing activities	**13,950**	59,292

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G2-1 Commitments

Capital commitments (exclusive of GST)

$ '000	2025	2024
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
Property, plant and equipment		
Infrastructure	**41,740**	30,019
Total commitments	**41,740**	30,019

Details of capital commitments

Infrastructure includes Beaton Park Tennis Court Upgrade, WWARRP Stage 2B, Bellambi Gully Flood Mitigation, Lindsay Maynes Park Amenities Building, Helensburgh Pool - Design, Shone Avenue Retaining Wall and Shared Pathway, Sportsground Drainage and Irrigation, West Dapto Road Upgrade, Channel & Verge Modifications - Kanahooka Road, Corrimal Steam Train Restoration, Stanwell Park Beach Reserve Playground Renewal, and Unanderra Park Playground Renewal.

G3-1 Events occurring after the reporting date

Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

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G4 Statement of developer contributions

G4-1 Summary of developer contributions

$ '000	Opening balance at 1 July 2024	Contributions received during the year: Cash	Non-cash Land	Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2025	Cumulative balance of internal borrowings (to)/from
Drainage	15,958	1,338	–	–	892	–	–	18,188	–
Roads	(7,681)	9,105	–	–	(330)	(5,559)	–	(4,465)	–
Open space	6,138	866	–	–	349	(51)	–	7,302	–
Community facilities	1,502	20	–	–	82	–	–	1,604	–
Administration	(2,067)	140	–	–	(114)	(178)	–	(2,219)	–
Public transport	–	–	–	–	–	–	–	–	–
S7.11 contributions – under a plan	13,850	11,469	–	–	879	(5,788)	–	20,410	–
S7.12 levies – under a plan	37,458	7,498	–	–	2,213	(554)	–	46,615	–
Total S7.11 and S7.12 revenue under plans	51,308	18,967	–	–	3,092	(6,342)	–	67,025	–
S7.11 not under plans	381	–	–	–	20	–	–	401	–
S7.4 planning agreements	4,260	2,072	–	–	209	–	–	6,541	–
Total contributions	55,949	21,039	–	–	3,321	(6,342)	–	73,967	–

Under the *Environmental Planning and Assessment Act 1979*, local infrastructure contributions, also known as developer contributions, are charged by councils when new development occurs. They help fund infrastructure like parks, community facilities, local roads, footpaths, stormwater drainage and traffic management. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

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G4-2 Developer contributions by plan [1]

$ '000	Opening balance at 1 July 2024	Contributions received during the year: Cash	Non-cash Land	Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2025	Cumulative balance of internal borrowings (to)/from
S7.11 contributions – under a plan									
CONTRIBUTION PLAN – WEST DAPTO									
Drainage	15,958	1,338	–	–	892	–	–	18,188	–
Roads	(7,681)	9,105	–	–	(330)	(5,559)	–	(4,465)	–
Open space	6,138	866	–	–	349	(51)	–	7,302	–
Community facilities	1,502	20	–	–	82	–	–	1,604	–
Administration	(2,067)	140	–	–	(114)	(178)	–	(2,219)	–
Total	13,850	11,469	–	–	879	(5,788)	–	20,410	–

(1) The opening balances have been adjusted between categories to reflect the allocation of non-cash contributions

S7.12 Levies – under a plan

CONTRIBUTION PLAN – WOLLONGONG [A,B]									
City Wide	28,898	6,055	–	–	1,713	(521)	–	36,145	–
City Centre	8,560	1,443	–	–	500	(33)	–	10,470	–
Total	37,458	7,498	–	–	2,213	(554)	–	46,615	–

(A) The Wollongong City-Wide Development Contributions Plan is a levy based plan that reflects development activity in the Local Government Area excluding areas covered by the West Dapto Development Contributions Plan.

(B) Figures provided include amounts collected under the Wollongong City-Wide Development Plan as well as contributions received from relevant development consents approved prior to 2006 that contained conditions for contributions to be made under now repealed Development Contribution plans. These are transferred and applied towards items within the Section 7.12 Plan works schedule as the Section 7.12 Plan is the replacement for the plans repealed in June 2006.

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G4-3 Contributions not under plans

$ '000	Opening balance at 1 July 2024	Contributions received during the year: Cash	Non-cash Land	Non-cash Other	Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2025	Cumulative balance of internal borrowings (to)/from
CONTRIBUTION PLAN – CALDERWOOD [A, B, C]									
Roads	381	–	–	–	20	–	–	401	–
Total	381	–	–	–	20	–	–	401	–

(A) The Calderwood Urban Release Area was historically in the Shellharbour City Local Government Area. However, the Urban Release Area was later expanded during the State Government's major project approval process to include land that straddles the local government boundary, which comprises 107 hectares of land in the Wollongong Local Government Area at Marshall Mount.

(B) In 2013, the Land and Environment Court imposed a development contribution condition on Stage 1 of the Calderwood development within Shellharbour City Council Local Government Area, requiring the payment of a contribution of $1,320 per lot to Wollongong City Council to be used towards upgrades of Marshall Mount Road and Yallah Road. The payments reflected in the above relate to these court proceedings.

(C) Wollongong City Council and Lendlease Communities (Australia) Limited have entered into a Planning Agreement for the remainder of the contributions relating to the Calderwood development.

G4-4 S7.4 planning agreements

S7.4 planning agreements									
Roads	4,260	2,072	–	–	209	–	–	6,541	–
Total	4,260	2,072	–	–	209	–	–	6,541	–

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End of the audited financial statements

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H Additional Council disclosures (unaudited)

H1-1 Council information and contact details

Principal place of business:
41 Burelli Street
Wollongong NSW 2500

Contact details

Mailing Address:
Locked Bag 8821
Wollongong NSW 2500

Telephone: (02) 4227 7111
Facsimile: (02) 4227 7277

Opening hours:
Administration Building: 8:30am - 5:00pm

Internet: www.wollongong.nsw.gov.au
Email: council@wollongong.nsw.gov.au

Officers

GENERAL MANAGER
Greg Doyle

RESPONSIBLE ACCOUNTING OFFICER
Brian Jenkins

PUBLIC OFFICER
Todd Hopwood

AUDITORS
Audit Office of New South Wales
Level 19, Darling Park Tower 2, 201 Sussex Street,
Sydney, NSW, 2000

Elected members

LORD MAYOR
Tania Brown

COUNCILLORS
Ward 1
Dan Hayes
Richard Martin
Ryan Morris
Jess Whittaker

Ward 2
Andrew Anthony
David Brown
Kit Docker
Thomas Quinn

Ward 3
Linda Campbell
Ann Martin
Tiana Myers
Deidre Stuart

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Other information

ABN: 63 139 525 939

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Wollongong City Council

General Purpose Financial Statements
for the year ended 30 June 2025

Independent Auditor’s Reports:

On the Financial Statements (Sect 417 [2])

Independent Auditor's Report

Please uplift Council's Audit Report PDF (opinion) for inclusion in the GPFS report (via the Home screen).

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Wollongong City Council

General Purpose Financial Statements
for the year ended 30 June 2025

Independent Auditor's Reports: (continued)

On the Financial Statements (Sect 417 [3])

Independent Auditor's Report

Please uplift Council's Audit Report PDF (commentary) for inclusion in the GPFS report (via the Home screen).

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Wollongong City Council

SPECIAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2025

Wollongong City Council

Special Purpose Financial Statements

for the year ended 30 June 2025

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Background

i. These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.

ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.

Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.

iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.

These include **(a)** those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and **(b)** those activities with a turnover of more than $2 million that Council has formally declared as a business activity (defined as Category 1 activities).

iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must **(a)** adopt a corporatisation model and **(b)** apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

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Wollongong City Council

Special Purpose Financial Statements

for the year ended 30 June 2025

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement *'Application of National Competition Policy to Local Government'*,
- the Division of Local Government Guidelines *'Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality'*,
- the Local Government *Code of Accounting Practice and Financial Reporting*,

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 27 October 2025.

DRAFT

Tania Brown
Lord Mayor
dd MMMM yyyy

Linda Campbell
Deputy Lord Mayor
dd MMMM yyyy

Greg Doyle
General Manager
dd MMMM yyyy

Brian Jenkins
Responsible Accounting Officer
dd MMMM yyyy

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Wollongong City Council

Income Statement of Waste Disposal

for the year ended 30 June 2025

$ '000	2025 Category 1	2024 Category 1
Income from continuing operations		
User charges	**30,140**	29,903
Rental Income	**241**	253
Grants and contributions provided for operating purposes	**694**	16
Other income	**486**	643
Total income from continuing operations	**31,561**	30,815
Expenses from continuing operations		
Employee benefits and on-costs	**2,772**	2,555
Borrowing costs	**1,003**	620
Materials and services [1]	**6,089**	17,821
Depreciation, amortisation and impairment	**1,528**	1,338
Calculated taxation equivalents	**612**	539
Waste levy	**13,634**	12,252
Total expenses from continuing operations	**25,638**	35,125
Surplus (deficit) from continuing operations before capital amounts	**5,923**	(4,310)
Surplus (deficit) from continuing operations after capital amounts	**5,923**	(4,310)
Surplus (deficit) from all operations before tax	**5,923**	(4,310)
Less: corporate taxation equivalent (25%) [based on result before capital]	**(1,481)**	–
Surplus (deficit) after tax	**4,442**	(4,310)
Plus accumulated surplus	**16,973**	30,615
Plus adjustments for amounts unpaid:		
– Taxation equivalent payments	**612**	539
– Corporate taxation equivalent	**1,481**	–
– Dividend paid	**(13,876)**	(9,871)
Closing accumulated surplus	**9,632**	16,973
Return on capital %	**22.4%**	(5.9)%
Subsidy from Council	**–**	6,393
Calculation of dividend payable:		
Surplus (deficit) after tax	**4,442**	(4,310)
Surplus for dividend calculation purposes	**4,442**	–
Potential dividend calculated from surplus	**2,221**	–

(1) Each financial year the provision for the remediation of Council's waste facility is calculated based on the forecast costs to rehabilitate the site. The movements in the provision are generally recognised against the value of the corresponding asset.

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Wollongong City Council

Income Statement of Tourist parks

for the year ended 30 June 2025

$ '000	2025 Category 1	2024 Category 1
Income from continuing operations		
User charges	**9,593**	9,661
Rental Income	**53**	158
Other income	**–**	4
Total income from continuing operations	**9,646**	9,823
Expenses from continuing operations		
Employee benefits and on-costs	**3,930**	3,919
Materials and services	**3,228**	3,136
Depreciation, amortisation and impairment	**1,451**	1,294
Calculated taxation equivalents	**664**	494
Total expenses from continuing operations	**9,273**	8,843
Surplus (deficit) from continuing operations before capital amounts	**373**	980
Surplus (deficit) from continuing operations after capital amounts	**373**	980
Surplus (deficit) from all operations before tax	**373**	980
Less: corporate taxation equivalent (25%) [based on result before capital]	**(93)**	(245)
Surplus (deficit) after tax	**280**	735
Plus accumulated surplus	**6,952**	8,425
Plus adjustments for amounts unpaid:		
– Taxation equivalent payments	**664**	494
– Corporate taxation equivalent	**93**	245
– Dividend paid	**(2,301)**	(2,947)
Closing accumulated surplus	**5,688**	6,952
Return on capital %	**2.0%**	2.6%
Subsidy from Council	**1,215**	671
Calculation of dividend payable:		
Surplus (deficit) after tax	**280**	735
Surplus for dividend calculation purposes	**280**	735
Potential dividend calculated from surplus	**140**	368

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Wollongong City Council

Income Statement of Health & Fitness

for the year ended 30 June 2025

$ '000	2025 Category 1	2024 Category 1
Income from continuing operations		
User charges	**3,327**	3,001
Rental Income	**29**	1
Other income	**81**	16
Total income from continuing operations	**3,437**	3,018
Expenses from continuing operations		
Employee benefits and on-costs	**3,039**	2,905
Materials and services	**1,642**	1,266
Depreciation, amortisation and impairment	**63**	65
Calculated taxation equivalents	**290**	214
Total expenses from continuing operations	**5,034**	4,450
Surplus (deficit) from continuing operations before capital amounts	**(1,597)**	(1,432)
Surplus (deficit) from continuing operations after capital amounts	**(1,597)**	(1,432)
Surplus (deficit) from all operations before tax	**(1,597)**	(1,432)
Surplus (deficit) after tax	**(1,597)**	(1,432)
Plus accumulated surplus	**892**	1,255
Plus adjustments for amounts unpaid:		
– Taxation equivalent payments	**290**	214
– Subsidy paid/contribution to operations	**1,556**	855
Closing accumulated surplus	**1,141**	892
Return on capital %	**(38.0)%**	(17.9)%
Subsidy from Council	**1,947**	1,775
Calculation of dividend payable:		
Surplus (deficit) after tax	**(1,597)**	(1,432)
Surplus for dividend calculation purposes	**–**	–
Potential dividend calculated from surplus	**–**	–

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Wollongong City Council

Statement of Financial Position of Waste Disposal

as at 30 June 2025

$ '000	2025 Category 1	2024 Category 1
ASSETS		
Current assets		
Investments	**5,982**	10,854
Total current assets	**5,982**	10,854
Non-current assets		
Infrastructure, property, plant and equipment	**61,597**	62,853
Total non-current assets	**61,597**	62,853
Total assets	**67,579**	73,707
LIABILITIES		
Non-current liabilities		
Provisions	**40,546**	39,333
Total non-current liabilities	**40,546**	39,333
Total liabilities	**40,546**	39,333
Net assets	**27,033**	34,374
EQUITY		
Accumulated surplus	**9,632**	16,973
Revaluation reserves	**17,401**	17,401
Total equity	**27,033**	34,374

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Wollongong City Council

Statement of Financial Position of Tourist parks

as at 30 June 2025

$ '000	2025 Category 1	2024 Category 1
ASSETS		
Non-current assets		
Infrastructure, property, plant and equipment	**38,180**	38,398
Total non-current assets	**38,180**	38,398
Total assets	**38,180**	38,398
Net assets	**38,180**	38,398
EQUITY		
Accumulated surplus	**5,688**	6,952
Revaluation reserves	**32,492**	31,446
Total equity	**38,180**	38,398

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Wollongong City Council

Statement of Financial Position of Health & Fitness

as at 30 June 2025

$ '000	2025 Category 1	2024 Category 1
ASSETS		
Non-current assets		
Infrastructure, property, plant and equipment	**8,422**	7,984
Total non-current assets	**8,422**	7,984
Total assets	**8,422**	7,984
Net assets	**8,422**	7,984
EQUITY		
Accumulated surplus	**1,141**	892
Revaluation reserves	**7,281**	7,092
Total equity	**8,422**	7,984

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Note – Material accounting policy information

A statement summarising the supplemental accounting policies adopted in the preparation of the special purpose financial statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these special purpose financial statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these special purpose financial statements have been prepared in accordance with the *Local Government Act 1993* (Act), the *Local Government (General) Regulation 2021* (Regulation) and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, fair value of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

The Council's declared business activities do not operate separate stand-alone bank accounts. The declared business activities do not include any assets or liabilities that are collected/settled by the Council (primarily receivables, payables and employee benefits). The Council does not recharge the declared business for liabilities settled on their behalf nor does it pass on cash or other assets for income of the declared business it has collected. Any net asset/liability position at the end of the period is accounted for as a notional dividend declared/contribution to/from the Council through equity (accumulated surplus).

National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government. The framework for its application is set out in the June 1996 NSW Government Policy statement titled 'Application of National Competition Policy to Local Government'. *The Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality* issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements. These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, and returns on investments (rate of return and dividends paid).

Declared business activities

In accordance with Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality, Council has declared that the following are to be considered as business activities:

Category 1
(where gross operating turnover is over $2 million)

a. Waste Disposal: Manages the disposal of solid waste generated within the city.

b. Tourist Parks: Operation, management & development of tourist parks at Bulli, Corrimal & Windang.

c. Health & Fitness: Responsible for the management and upkeep of Council's Leisure Centres.

Category 2
(where gross operating turnover is less than $2 million)

Nil

Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes, which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Financial Statements.

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Note – Material accounting policy information (continued)

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

Notional rate applied (%)

Corporate income tax rate – **25%** (23/24 25%)

Land tax – the first $1,075,000 of combined land values attracts **0%**. For the combined land values in excess of $1,075,000 up to $6,571,000 the rate is **$100 + 1.6%**. For the remaining combined land value that exceeds $6,571,000 a premium marginal rate of **2.0%** applies.

Payroll tax – **5.45%** on the value of taxable salaries and wages in excess of $1,200,000.

Income tax

An income tax equivalent has been applied on the profits of the business activities. Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested. Accordingly, the return on capital invested is set at a pre-tax level - gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 25% (2023/24 25%).

Income tax is only applied where a gain/ (loss) from ordinary activities before capital amounts has been achieved. Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations - it represents an internal payment and has no effect on the operations of the Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

The rate applied of 25% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

Local government rates and charges

A calculation of the equivalent rates and charges for all Category 1 businesses has been applied to all assets owned, or exclusively used by the business activity.

Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that Council business activities face 'true' commercial borrowing costs in line with private sector competitors. In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

(i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where Council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations.

The activities reported in these financial statements are prepared notionally for external purposes only. Separate bank accounts are not held. The overall effect of subsidies received from Council is disclosed within individual income statements to reflect the net financial position of each business activity.

(ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses 'would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field'.

Funds are subsequently available for meeting commitments or financing future investment strategies. The rate of return is disclosed for each of Council's business activities on the Income Statement.

The rate of return is calculated as follows:

$$\frac{\text{Operating result before capital income + interest expense}}{\text{Written down value of I,PP\&E as at 30 June}}$$

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Note – Material accounting policy information (continued)

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 4.25% at 30/06/25.

(iii) Dividends

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities. The activities reported in these financial statements are prepared notionally for external purposes only. Separate bank accounts are not held. The overall effect of dividends paid to Council is disclosed within individual income statements to reflect the net financial position of each business activity.

Infrastructure, Property, Plant & Equipment

Buildings and other assets used in the operation of these business activities are owned and controlled by Council. A charge for their utilisation is included in the Income Statement and these assets have been excluded from the Infrastructure, Property, Plant & Equipment in the Statement of Financial Position. The Infrastructure, Property, Plant & Equipment figure consists operational equipment and land as these have not been captured through the Income Statement

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Wollongong City Council

Special Purpose Financial Statements

for the year ended 30 June 2025

Independent Auditor's Report

Please upift Council's Audit Report PDF (opinion) for inclusion in the SPFS report (via the Home screen).

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Wollongong City Council

SPECIAL SCHEDULES

for the year ended 30 June 2025

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Wollongong City Council

Special Schedules

for the year ended 30 June 2025

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Wollongong City Council

Permissible income for general rates

$ '000	Notes	Calculation 2024/25	**Calculation 2025/26**
Notional general income calculation [1]			
Last year notional general income yield	a	191,188	**201,700**
Plus or minus adjustments [2]	b	820	**723**
Notional general income	c = a + b	**192,008**	**202,423**
Permissible income calculation			
Percentage increase	d	5.00%	**4.70%**
Plus percentage increase amount [3]	f = d x (c + e)	9,600	**9,514**
Sub-total	g = (c + e + f)	**201,608**	**211,937**
Plus (or minus) last year's carry forward total	h	9	**5**
Less valuation objections claimed in the previous year	i	(2)	**(89)**
Sub-total	j = (h + i)	**7**	**(84)**
Total permissible income	k = g + j	201,615	**211,853**
Less notional general income yield	l	201,700	**211,852**
Catch-up or (excess) result	m = k – l	(84)	**1**
Plus income lost due to valuation objections claimed [4]	n	89	**6**
Carry forward to next year [6]	p = m + n + o	5	**7**

Notes

(1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.

(2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.

(3) The 'percentage increase' is inclusive of the rate-peg percentage, and/or special variation and/or Crown land adjustment (where applicable).

(4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer General. Councils can claim the value of the income lost due to valuation objections in any single year.

(6) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

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Wollongong City Council

Report on infrastructure assets as at 30 June 2025

Asset Class	Asset Category	Estimated cost to bring assets to satisfactory standard	Estimated cost to bring to the agreed level of service set by Council	2024/25 Required maintenance [a]	2024/25 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost				
		$ '000	$ '000	$ '000	$ '000	$ '000	$ '000	1	2	3	4	5
Buildings	Buildings	10,230	14,599	14,013	13,636	526,865	1,017,063	8.7%	17.1%	65.3%	1.5%	7.4%
	Sub-total	**10,230**	**14,599**	**14,013**	**13,636**	**526,865**	**1,017,063**	**8.7%**	**17.1%**	**65.3%**	**1.5%**	**7.4%**
Other structures	Other structures	257	379	116	314	16,017	23,383	9.5%	50.4%	37.3%	2.6%	0.2%
	Sub-total	**257**	**379**	**116**	**314**	**16,017**	**23,383**	**9.5%**	**50.4%**	**37.3%**	**2.6%**	**0.2%**
Roads	Roads	164,907	241,598	8,712	15,459	995,261	2,260,272	25.6%	21.9%	42.0%	8.5%	2.0%
	Bridges	2,571	3,656	757	1,189	114,574	173,807	11.7%	38.7%	40.0%	2.7%	6.9%
	Footpaths	20,875	53,903	3,059	3,127	235,428	443,620	18.6%	14.3%	54.5%	10.9%	1.7%
	Sub-total	**188,353**	**299,157**	**12,528**	**19,775**	**1,345,263**	**2,877,699**	**23.7%**	**21.7%**	**43.8%**	**8.5%**	**2.3%**
Stormwater drainage	Stormwater drainage	21,854	31,506	7,100	4,917	1,011,145	1,897,839	11.1%	28.0%	59.8%	0.7%	0.4%
	Sub-total	**21,854**	**31,506**	**7,100**	**4,917**	**1,011,145**	**1,897,839**	**11.1%**	**28.0%**	**59.8%**	**0.7%**	**0.4%**
Open space / recreational assets	Swimming pools & Open Space/Recreation	44,614	61,446	13,584	23,987	196,623	353,670	44.1%	1.2%	15.4%	9.8%	29.5%
	Sub-total	**44,614**	**61,446**	**13,584**	**23,987**	**196,623**	**353,670**	**44.1%**	**1.2%**	**15.4%**	**9.8%**	**29.5%**
	Total – all assets	**265,308**	**407,087**	**47,341**	**62,629**	**3,095,913**	**6,169,654**	**18.5%**	**21.8%**	**50.6%**	**5.0%**	**4.1%**

(a) Required maintenance is the amount identified in Council's asset management plans.

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Infrastructure asset condition assessment 'key'

(1) Estimated Cost to Bring To Satisfactory Standard per Office of Local Government Requirements, reflects the estimated cost to restore all Council assets to condition '3'.

(2) Maintenance costs, per Office of Local Government Requirements, include both Maintenance and (appropriate) operational costs captured as Asset Operations in Council's financial system. Required maintenance reflects amounts calculated using benchmark data from other Group 5 Councils as % GRC.

(3) Cost to bring to agreed service level is defined as "The proportion of the GRC that have reached the intervention level based on condition." The outstanding renewal works compared to the total replacement cost of Councils assets. That is calculated as the cost of bringing condition 4 and 5 assets to condition 1.

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Wollongong City Council

Report on infrastructure assets as at 30 June 2025 (continued)

Asset Condition Definitions #

Rating	Status
1	Excellent
2	Very Good
3	Good (Satisfactory)
4	Average
5	Poor

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Wollongong City Council

Report on infrastructure assets as at 30 June 2025

Infrastructure asset performance indicators (consolidated) *

$ '000	Amounts 2025	Indicator 2025	Indicators 2024	Indicators 2023	Benchmark
Buildings and infrastructure renewals ratio					
Asset renewals [1]	65,321	73.30%	72.05%	86.43%	> 100.00%
Depreciation, amortisation and impairment	89,111				
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	265,308	8.35%	7.61%	3.05%	< 2.00%
Net carrying amount of infrastructure assets	3,176,936				
Asset maintenance ratio					
Actual asset maintenance	62,629	132.29%	83.48%	82.06%	> 100.00%
Required asset maintenance	47,341				
Cost to bring assets to agreed service level					
Estimated cost to bring assets to an agreed service level set by Council	407,087	6.60%	6.19%	4.62%	
Gross replacement cost	6,169,654				

(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

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Wollongong City Council

General Purpose Financial Statements
for the year ended 30 June 2025

Statement by Councillors and Management
made pursuant to Section 413(2)(c) of the *Local Government Act 1993 (NSW)*

The attached General Purpose Financial Statements have been prepared in accordance with:

- the *Local Government Act 1993* (NSW) and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board,
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year,
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 27 October 2025.

DRAFT

Tania Brown
Lord Mayor
dd MMMM yyyy

Linda Campbell
Deputy Lord Mayor
dd MMMM yyyy

Greg Doyle
General Manager
dd MMMM yyyy

Brian Jenkins
Responsible Accounting Officer
dd MMMM yyyy

Document Set ID: 26954666
Version: 1, Version Date: 16/10/2025

Wollongong City Council

Special Purpose Financial Statements

for the year ended 30 June 2025

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement *'Application of National Competition Policy to Local Government'*,
- the Division of Local Government Guidelines *'Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality'*,
- the Local Government *Code of Accounting Practice and Financial Reporting*,

To the best of our knowledge and belief, these statements:

- present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 27 October 2025.

DRAFT

Tania Brown
Lord Mayor
dd MMMM yyyy

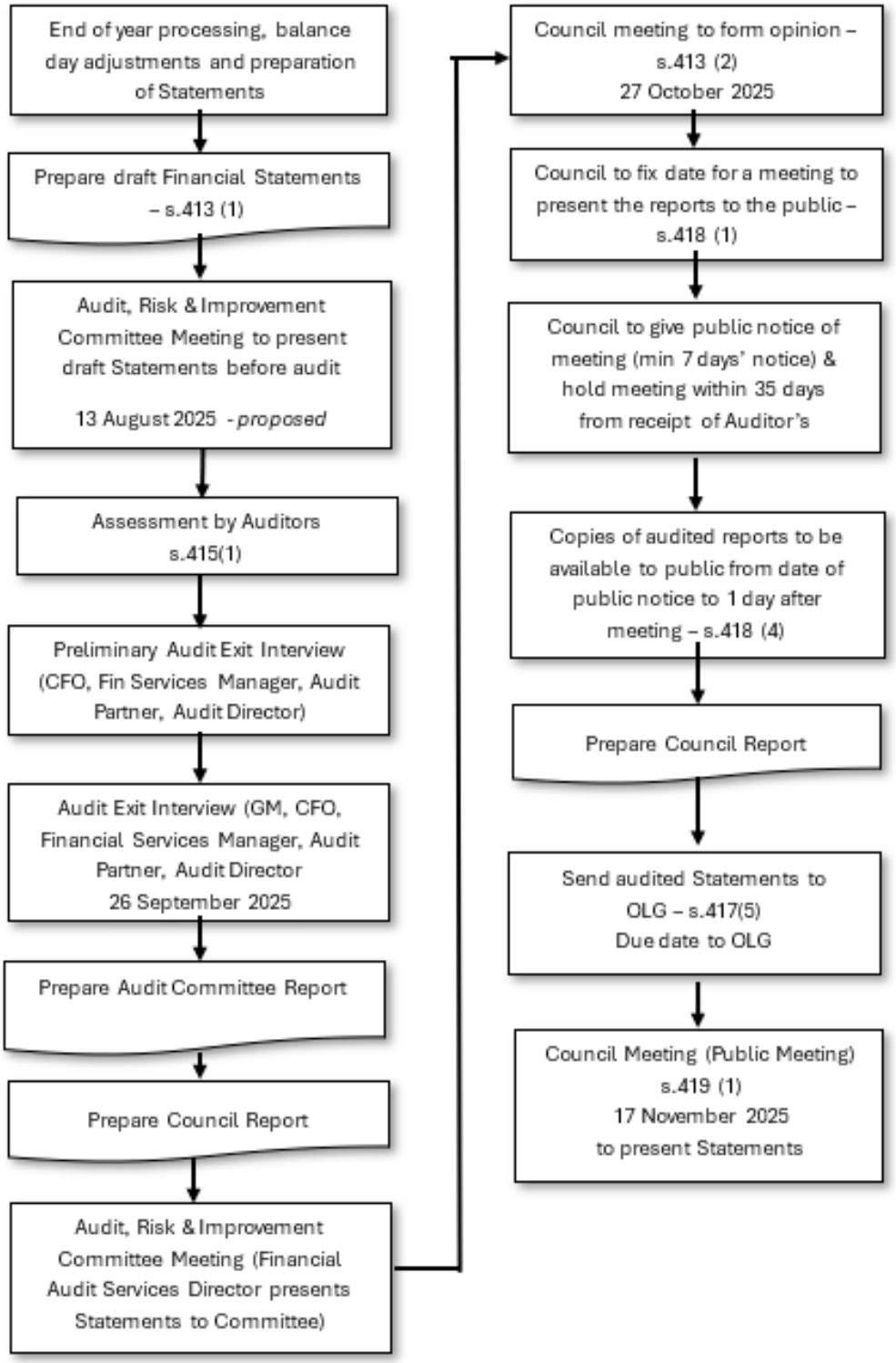
Linda Campbell
Deputy Lord Mayor
dd MMMM yyyy

Greg Doyle
General Manager
dd MMMM yyyy

Brian Jenkins
Responsible Accounting Officer
dd MMMM yyyy

Wollongong City Council

Flowchart of the Annual Financial Statements Approval Process



ITEM 2 PUBLIC EXHIBITION - WOLLONGONG CITY CENTRE - PLANNING PROPOSAL, DRAFT DEVELOPMENT CONTROL PLAN CHAPTER D13 AND DEVELOPMENT CONTRIBUTIONS PLAN AMENDMENTS

The revitalisation of Wollongong City Centre has been a Council priority for many years. On 21 September 2020, Council adopted the Wollongong City Centre Urban Design Framework (City Centre UDF).

An implementation package of the City Centre UDF has now been prepared. The package includes draft amendments to the Wollongong Local Environmental Plan 2009, updates and revisions to the Wollongong Development Control Plan 2009 chapter for the City Centre, and an update to the Wollongong City Wide Development Contributions Plan.

It is recommended that the Wollongong City Centre Planning Proposal be endorsed for referral to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination. Following receipt of a Gateway Determination, the Planning Proposal, draft Wollongong DCP 2009 – Chapter D13 Wollongong City Centre and amendments to the Wollongong City-wide Development Contributions Plan be exhibited. Following the exhibition, a report on submissions will be prepared for Council's further consideration to support the finalisation and adoption of the proposed amendments.

RECOMMENDATION

1 The Wollongong City Centre Planning Proposal (Attachment 1) be endorsed for referral to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination to enable exhibition.

2 Following the receipt of the Gateway Determination, the Planning Proposal be exhibited for a minimum period of 60 days.

3 The NSW Department Planning, Housing and Infrastructure be advised that Council is not seeking to use its delegations to finalise the Planning Proposal as it includes Council owned land.

4 The draft Wollongong Development Control Plan 2009 – Chapter D13 Wollongong City Centre (Attachment 2) be endorsed for exhibition, to occur concurrent with the Planning Proposal.

5 The proposed amendments to the Wollongong City Wide Development Contributions Plan (Attachment 4) be endorsed for exhibition, to occur concurrent with the Planning Proposal.

REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Manager City Strategy (Acting)
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Wollongong City Centre - Planning Proposal
2 Draft Wollongong Development Control Plan 2009 - Chapter D13 Wollongong City Centre
3 Urban Design Framework - Draft 2025 Implementation Plan
4 Proposed amendments to Wollongong City- Wide Development Contributions Plan

ACRONYMS USED IN REPORT

Abbreviation	Meaning
AH	Affordable Housing
CBD	Central Business District
City Centre UDF	Wollongong City Centre Urban Design Framework
DCP	Development Control Plan
FSR	Floor Space Ratio
HDA	Housing Delivery Authority

Abbreviation	Meaning
HOB	Height of Building
LEP	Local Environmental Plan
SEPP	State Environmental Planning Policy
TOD	Transport Oriented Development

BACKGROUND

The revitalisation of Wollongong City Centre has been a Council priority for many years. Since the early 2000s Council and the State Government have produced a number of strategic plans and progressed a range of changes to planning controls for the City Centre. These plans and policy changes have been aimed at driving significant jobs growth in the core and supporting residential population in the surrounding area. That growth was to be enabled through a substantial uplift to planning controls and the strategic provision of improved public open spaces, cultural infrastructure and a multi-modal transport network. Key projects to stimulate and support the city's revitalisation which were delivered under these plans include the Blue Mile city foreshore improvements, Crown Street Mall pedestrianisation, the restoration of the North Beach Bather's Pavilion and the Gong Shuttle.

Revitalising Wollongong City Centre Plan in 2007

The planning controls currently governing the City Centre were implemented via the *Revitalising Wollongong City Centre Plan* in 2007. These included a new Wollongong City Centre LEP (2007) which introduced:

- An expanded Commercial Core zone (combining the previous Regional Business and General Business zones).
- A surrounding Mixed Use (City Edge) zone (combining previous High Density Residential, Tourist, and General Business zones).
- Significant increases to Height of Building controls which focussed the tallest buildings (120m) around Wollongong Train Station.
- Floor Space Ratio controls which incentivised commercial development in the core.
- Building separation requirements to manage visual appearance, solar access and privacy.
- Sun Plane protection controls to prevent overshadowing of public spaces.
- Design Excellence provisions to raise the requirements for architectural and urban design quality.
- Matters of consideration in relation to ecologically sustainable development.

These controls were supported by a comprehensive City Centre Development Control Plan.

In 2010 the City Centre LEP provisions were transferred into the Wollongong LEP 2009 and the City Centre DCP incorporated into the Wollongong DCP as Chapter D13.

Wollongong – Public Spaces Public Life

In March 2014, Council resolved to review the *Revitalisation Wollongong City Centre Plan*. Council engaged global urban strategy and design consultancy Gehl Architects to partner in developing *Wollongong Public Spaces Public Life.* The Gehl philosophy is based on encouraging life and activity in the City by improving the quality of the public spaces and built environment. If more people are using the City, the economic activity and liveliness of the City will increase.

Wollongong Public Spaces Public Life identified a range of challenges for the City Centre. These included:

- The city's rich heritage is hidden and its unique setting is not realised.
- The focus of the City is diluted over a large City Centre area.
- The city is monofunctional and lacks a resident population to bring energy day and night.

- The city is designed to prioritise convenient access for vehicles, leaving alternate transport modes uncompetitive.

Setting a renewed Vision for Wollongong City Centre – A City for People 2016

The analysis performed through *Wollongong Public Spaces Public Life* informed a new vision for the City Centre. On 30 May 2016 Council adopted the vision outlined in *A City for People* together with key strategies and outcomes aspired to be achieved in the short, medium and long term. Council also resolved to retire the Revitalising Wollongong City Centre Plan (2007), and a subsequent document – the Wollongong CBD Action Plan (2010) as policy documents.

The vision presented in *A City for People* is aspirational, recognising Wollongong's unique values as well as its potential. It is intended to set a clear direction to guide decision making and priorities in the City Centre over time.

> *In the 21st century Wollongong City Centre will be a people orientated, sustainable and liveable city. Wollongong City Centre is 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 visit.*

The vision is underpinned by 12 aspirational goals for delivering the Wollongong City Centre of the future. These goals are grouped under the following themes -

- Celebrate the uniqueness.
- Develop a human scale City.
- Grow a living City.
- Create an accessible, pedestrian friendly City.

The Vision's implementation plan included action 1.1 – Develop a City Centre Planning Review, to identify opportunities to bring the City Centre's planning controls into alignment with the vision.

The Review was to include planning, urban design, and economic analysis to inform recommended changes to controls and policy.

Wollongong City Centre Urban Design Framework 2020

In 2018, SGS Economics and Planning was engaged to prepare an economic and feasibility analysis of the City Centre. Architectus and Andrew Burns Architects were commissioned to work alongside SGS to prepare an *Urban Design Framework* (City Centre UDF) to incorporate planning, urban design and economic analysis and present a new way forward for planning outcomes, in alignment with *A City for People*. The project focused on the commercial areas of the City Centre, zoned E2 Commercial Centre and MU1 Mixed Use as well as some SP3 (Tourist) Special Purposes land at the Foreshore and RE1 Public Recreation land within the Study Area. The surrounding R1 General Residential, SP2 (Hospital) Special Purposes and E3 Productivity Support zoned land was not included and is subject to other planning review processes.

The *City Centre UDF* recommended taking a precinct-based approach to defining planning controls for the city centre and made a range of recommendations to amend land use, built form and public domain controls. These recommendations aimed to capitalise on the natural and built assets of the City Centre, incentivise employment generating floorspace, consolidate retail activity, support dense residential neighbourhoods and improve the public domain for its users.

A draft City Centre UDF was exhibited between February and April 2020 and the final document adopted by Council in September 2020. The Council resolution included that -

> 3 *The revised final Wollongong City Centre Urban Design Framework be adopted as a planning policy to guide development outcomes in the City Centre and the preparation of a Draft Wollongong City Centre Planning Strategy.*

Draft Planning Strategy, Planning Proposal and Draft Development Controls Plan Chapter D13 (2020)

Following on from the adoption of the UDF, a draft Wollongong City Centre Planning Strategy and implementation documents were prepared. The draft Planning Strategy consisted of –

- Draft Wollongong City Centre – Planning Strategy.
- Wollongong City Centre – Planning Proposal – proposed amendments to the Wollongong LEP 2009.
- Draft Wollongong Development Control Plan 2009 – Chapter D13 Wollongong City Centre.
- Amendments to the Wollongong City-wide Development Contributions Plan.

Recommended changes to planning controls included (but were not limited to) contraction of the E2 Commercial Centre Zone; allowing full residential development in the MU1 Mixed Use zone; increases and reductions to height of building and floorspace ratio; refinement of and additional sun plane controls; changes to design excellence requirements for large sites and adjustments to a range of building envelope requirements.

On 7 December 2020, the draft Planning Strategy, Planning Proposal and draft Development Control Plan were reported to Council for endorsement for exhibition. Council resolved -

1 *Council note and give in-principle support for the draft Wollongong Development Control Plan 2009 – Chapter D13 Wollongong City Centre.*

2 *The draft Wollongong City Centre Planning Strategy and the Wollongong City Centre Planning Proposal and the draft Wollongong Development Control Plan be considered for endorsement of exhibition and referral for Gateway Determination following further development of -*

   a *The LGA-wide Retail Centres Study.*

   b *The Wollongong City Centre – Access and Movement for People Study, including consideration given to a DCP clause identifying a part or parts of the city with a zero minimum parking requirement.*

   c *The City Centre Affordable Housing Contributions Study and related strategies to include consideration of value capture policies including (but not limited to) consideration of how any value capture scheme will relate to the 2% City Centre Development Contributions.*

   d *An appropriate incentive scheme for commercial-only developments (as per point 7 of the staff recommendation in the report on this matter).*

   e *Any instrument needed to give effect to the provision of mid-block pedestrian laneway access 8B*

   f *An LEP Clause at 7.18 Design Excellence in the Wollongong City Centre to require preparation of an arts plan as a site-specific requirement for lots above 2500 sqm.*

A summary of the status and findings of the resolutions is outlined below –

Resolution 2a The LGA wide Retail Centres Strategy	
Status: Complete and adopted March 2023	
The LGA wide Retail and Business Centres Strategy offered the opportunity to consider the recommendations of the City Centre Planning Strategy within the context of the LGA wide retail network. The retail demand analysis undertaken supported the recommendation to promote a more active commercial and retail centre by reducing the Commercial Centre zone boundary and allowing residential at ground in the Mixed-Use zone. The proposal to maintain minimum commercial floorspace of 30% at a site-by-site level was cautioned, due to the issues with mixed use (office and residential) developments often impacting their leasing and operational success. The recommendation to retain the existing quantum of commercial floor space was strongly supported. Providing defined areas where medium and large-scale commercial outcomes are incentivised to provide a critical mass of commercial activity was supported, although the size and location of this area would need to be re-examined in light of current development approvals and post-COVID changes to office floorspace requirements.	
2020 City Centre Proposal	**Retail and Business Centres Study Advice**
Reduction of E2 Commercial Centre boundary	Supported. *Progress as part of Planning Proposal*
Removal of mandatory requirement for non-residential at ground in MU1 Mixed Use and map Active Frontages to core retail streets	Supported. *Progress as part of Planning Proposal*
Requirement for minimum 30% non-residential or retention of existing quantum (whichever is greater) in E2 Commercial Centre	Requirement for minimum 30% non-residential cautioned – advice to avoid 'vertical mixed use' (apartments on top of office space). *Don't progress minimum 30%.* *Progress retention of existing quantum as part of Planning Proposal*.
Requirement for an area of commercial only development facing Burelli Street	Supported in principle. Quantum and location subject to further analysis post recent development and office floorspace demand analysis. *Not to be progressed as part of this phase.*

Resolution 2b	**The Wollongong City Centre Access and Movement for People Study – including consideration given to a DCP clause identifying part or parts of the city with a zero parking requirement**
Status: Draft endorsed for exhibition Council 24 June 2024 and exhibited 18 July – 18 August 2024	
The draft City Centre Movement and Place Plan was endorsed for exhibition on 24 June 2024. The Plan outlines the necessary changes to our movement network to deliver the outcomes of A City for People and the UDF. The work undertaken to inform the draft has given us confidence to progress with several actions of the Planning Strategy including - • Reducing the requirements for parking in commercial office developments by 50% from one space per 60sqm to one space per 120sqm. • Ensuring safe pedestrian streets in our retail core by restricting new driveway access on our active frontage streets. The draft Plan also supports exploring many of the structural changes to the city centre proposed through the UDF. Some of these require further analysis before transferring into our DCP, where they would appear in the detailed future precinct plans for the city centre.	
2020 City Centre Proposal	**Draft Movement and Place Plan advice**
DCP to include reductions in parking rates for commercial development (incentives)	Supported. This action was progressed as part of the recent update to the DCP E3 Carparking, Access, Servicing/Loading Facilities and Traffic Management Chapter, adopted 26 May 2025 and is now complete.
DCP to include driveway restrictions on key active streets	Supported. *Progress as part of draft DCP*
Structural Changes (new road or shared paths through blocks or over public land)	In development. *Not progressed in this phase.*
Zero Parking Requirement	Subject to Public Transport service provision and future consideration. *Not progressed in this phase.*

Resolution 2c	**The City Centre Affordable Housing Contributions Study and related strategies to include consideration of value capture policies including (but not limited to) how any value capture scheme will relate to the extension of the proposed 2% City Centre Development Contributions area**

Status: Study and Addendum to address the above complete

Value capture for affordable housing (AH) within the City Centre had been tested in 2020. Under the proposed changes to controls there was little availability to capture AH contributions. It was therefore recommended, if an AH scheme was introduced, that contributions should be introduced incrementally over time, up to 2% as a standard on residential development.

An Addendum to this work was undertaken to address the resolution and specifically test the impact of the recommendation to extend the 2% city centre development contribution rate to the Mixed-Use zone.

The recommendation of the Addendum was that if the contribution area was extended, then the introduction of the AH contribution should be phased more slowly.

The expansion of the City Centre Contribution area has been further examined in light of the current need to facilitate housing delivery without additional financial burdens. It has been determined that the City Centre Contribution will remain at 2% (1% City wide development contribution plus 1% levy) and it will continue to apply to the E2 Commercial Centre zone only. The City Centre Contribution application area, amount and the projects it funds will be reviewed as part of a future review of the City-Wide Development Contributions Plan.

Further notes on Affordable Housing provision, contributions and policy

In the period since December 2020, SEPP (Housing) 2021 has been amended to include an incentive 30% FSR and/or height of building bonus for certain developments which include 15% Affordable Housing (for a period of 15 years). This has the potential to deliver more Affordable Housing in place than a value capture scheme, but is dependent on market demand and delivery. A number of Development Applications and amendments incorporating the bonus have been lodged and are in various stages or approval and assessment. SEPP (Housing) 2021 has also been amended to include provisions relating to Transport Oriented Development (TOD) which require 2% Affordable Housing in place and in perpetuity for developments accessing the alternative height and FSR provisions. This currently only impacts an area around Corrimal Train Station and Dapto Train Station. Future amendments are intended to impact areas around North Wollongong Train Station, including some E3 Productivity Support and R1 General Residential zoned land.

On 12 August 2024 Council adopted the Affordable Housing Policy and Procedure which include a 10% Affordable Housing target for future residential rezoning and larger new residential developments. The documents also introduces a range of development application fee waivers and development contribution exemptions.

On 15 September 2025 Council resolved to exhibit a draft Affordable Housing Contributions Scheme which will manage and direct Affordable Housing contributions gained through the measures associated with the Wollongong Affordable Housing Policy and Procedure.

2020 City Centre Proposal	**City Centre Affordable Housing Contributions Study 2020 Advice**
No AH provision was recommended	The 2020 study found that value capture for Affordable Housing under the proposed changes to control was minimal. It was recommended that if an Affordable Housing scheme was introduced in the future, contributions should be introduced incrementally over time, up to 2% as a standard on residential development.
	2021 Addendum to the City Centre Affordable Housing Contributions Study 2020 Advice
Extension of the 2% City Centre Development Contributions area from the Commercial Centre Zone to also include the Mixed Use Zone	The work expectedly found that the extension of the rate reduced the capacity of some sites within the Mixed Use zone to contribute to affordable housing. A recommendation was made to phase the contribution requirement in more slowly.

Resolution 2d An appropriate incentive scheme for commercial only developments	
Status: Action addressed below	
The draft Strategy included a range of incentives for Commercial only development. These were tested by the Retail and Business Centres Strategy and the draft City Centre Movement and Place Plan.	
2020 City Centre Proposal	**Draft Movement and Place Plan and Retail and Business Centres Strategy Advice**
DCP clause to outline 50% reduction in parking rates for Commercial office development	Supported through the draft Movement and Place Plan work. *Progressed* as part of the recent update to the DCP E3 Carparking, Access, Servicing/Loading Facilities and Traffic Management Chapter, adopted 26 May 2025 and now in force
LEP clause to require the retention of the existing quantum of commercial floorspace on redeveloped sites in E2	Supported by the Retail and Business Centres Strategy. *Progress as part of Planning Proposal.*
LEP clause to require minimum 30% commercial on redeveloped sites in E2	Cautioned by the Retail and Business Centres Strategy. *Not being progressed.*
Quarantining land for commercial only development and providing a higher height and FSR in this area	Supported in principle. Quantum and location subject to further analysis. *Not being progresses as part of this implementation phase.*
Resolution 2e Any instrument needed to give effect to the provision of mid-block pedestrian access	
Status: Action addressed as follows:	
Council has two processes for achieving mid-block pedestrian access - 1 Wollongong LEP 2009 – Land Reservations Acquisition map. Where the location of a new vehicle route is known, the alignment and land required to be acquired is included in the Land Reservation Acquisition map. Council is then responsible for the acquisition at the request of the owner or through the development assessment process. The acquisition can be funded (partially or fully) through the Wollongong Development Contribution Plan.	
2 Wollongong DCP 2009 – Where a mid-block pedestrian connection is desired an indicative line is shown in the DCP. For example, part of the DCP Chapter D13 Wollongong City Centre, the 'WIN block' includes indicative connections between Crown Street and Burelli Street. Council does not intend to acquire these connections, but if included in the development they would facilitate pedestrian movement. This indicative line is included in the current DCP Chapter D13 Figure 3.1 Permeability and informed the built and open space layout of the development approved on this site.	
2020 City Centre Proposal	**Draft Movement and Place Plan Advice**
Introduce new proposed vehicle and shared paths into the DCP	Proposed new vehicle routes would need to be formalised as an easement on title or land reservation (for purchase). In principle support from draft City Centre Movement and Place Plan. Further work needed to progress into DCP/LEP. *Do not progress in this phase of implementation*.
Update existing and proposed pedestrian links to reflect current City Centre structure, approved Development Applications and selected recommendations of the UDF.	Proposed new pedestrian links are negotiated via the development application process. In principle support from draft City Centre Movement and Place Plan. *Progress in this phase of implementation*.

Resolution 2f	**An LEP Clause at 7.18 Design Excellence in the Wollongong City Centre to require preparation of an arts plan as a site-specific requirement for sites above 2,500m^2**
Status: Action addressed as follows:	
The draft LEP and DCP controls have been drafted to require that public art is provided in a considered way. The requirement for an arts plan is included in the DCP. These are outlined below.	
2020 City Centre Proposal	**Proposed Action**
Require consideration of the incorporation of high-quality public art into the fabric of buildings in the public domain or in other areas to which the public has access in the assessment of city centre development under the LEP design excellence clause.	The draft Planning Proposal includes a new draft part within the design excellence clause requiring consideration of how the development addresses – "(xv) the incorporation of high-quality public art into the fabric of buildings in the public domain or in other areas to which the public has access." *Progress as part of Planning Proposal.*
Require the preparation of an Arts Plan for larger developments.	A new section addressing Public Art has been added to the DCP. The draft DCP includes requirements that Public Art supported by a detailed Public Art Plan is to be submitted for development on Key sites and developments on sites over 5,000m2 over $3,000,000. The plan is to include the provision of high-quality artworks within the development in a publicly accessible or visible location. Artwork intended for public spaces must comply with the Wollongong City Council Public Art Council Policy *Progress as part of draft DCP*

Contextual Factors for consideration in the implementation of the City Centre UDF

Progressing the implementation of the *City Centre UDF* requires consideration of a range of contextual factors and concurrent planning reforms. These are outlined below-

Contextual Factors

- *Supply of Office Space* – Like many CBDs, Wollongong City Centre saw people leave their normal place of work to work from home during the COVID lock downs. As people have returned to the office, CBDs have generally seen a shift in the role of the office and the way people value office space. Despite this, in Wollongong City Centre we've seen confidence in the development of commercial office space in our city centre, with 30,000m^2 delivered in the last five years, a 50% uplift since 2020, and a further 40,000m^2 in the pipeline. A key recommendation of the City Centre UDF was to quarantine areas of the City Centre for commercial only development in order to support the development of office space in defined areas where they would benefit from agglomeration effects. Without these areas being defined through a planning amendment at the time, applications and approvals for office development have continued to occur, assisting to meet forecast demand for employment floorspace, but continuing the trend of dispersed commercial activity.
- *Housing supply and affordability generally* – Political and Government priorities are focussed on the supply of housing to address access to affordable and diverse housing. It's important that Council's strategic work recognises the need to balance any reductions in supply due to planning controls changes with an overall eye on our broader housing targets. The City Centre Planning Review has always sought to maintain a balanced approach, driving both investment in thriving commercial precincts as well as residential in the right locations.

  The residential population of the CBD area is forecast to double between 2025 and 2046, increasing from 9,090 to 18,125. Over 2,800 dwellings have been completed in the City Centre in the last 11 years. An additional ~1,200 dwellings are under construction, a further ~1,900 dwellings have been approved but construction has not commenced, and a further ~440 dwellings are under

assessment. A further 4,200 dwellings will be assessed through the State Significant Development pathway following consideration by the Housing Delivery Authority.

- *Precinct Plans* – Significant sites across the City Centre have had precinct planning exercise undertaken over the last few years, including -
  - Wollongong Train Station Master Plan (Transport for NSW - exhibited 24 April to 11 June 2025).
  - Illawarra Sports and Entertainment Precinct Master Plan (Venues NSW).
  - Wollongong Health Precinct (DPHI exhibited 24 April to 11 June 2025).

  Consultation on all projects has considered the adopted UDF. Although all the plans have the potential to recommend directions that would require changes to planning controls, none have been formerly adopted. The adopted Tourism Accommodation Strategy includes an action to investigate amending height controls on SP3 land over the Entertainment Centre to enable Venues NSW plans to revitalise this site. This action has been incorporated into the City Centre Planning Proposal, which is part of this report. Council continues to work closely with the relevant departments to enable a collaborative and cohesive implementation of these masterplans.
- *Development Applications post December 2020 – ~25* major new DAs have been approved in the Wollongong City Centre since December 2020. Nine (9) of these are within areas where a change to height controls was recommended to be investigated by the *City Centre UDF*.

Concurrent planning reforms and policies

- *Illawarra Shoalhaven Regional Plan 2041 (2021)* – as noted above, the Regional Plan update in 2021 reinforced the role of the *City Centre UDF* to inform planning and projects in the Wollongong City Centre, especially in relation to strengthening Metro Wollongong's role, revitalising the Sports and Entertainment Precinct and foreshore and improving connectivity.
  - Strategy 1.1: Continue to strengthen Metro Wollongong through local strategic planning such as Wollongong City Council's Urban Design Framework;
  - Strategy 1.3: Continue to revitalise and activate the Sports and Entertainment Precinct and foreshore in local strategic planning and local plans such as Wollongong City Council's Urban Design Framework and precinct planning in collaboration with state agencies; and
  - Strategy 1.5: Continue to strengthen connectivity in Metro Wollongong in local strategic planning and local plans such as Council's Urban Design Framework, Pedestrian Plan and Access and Movement for People Strategy.
- *Wollongong City Centre Heritage Study (2021)* – provides input to support the recommendations and conclusions of the Wollongong City Centre Urban Design Framework (2020). The study provides consideration as to how the unique heritage of the Wollongong City Centre can be better integrated into Council's Planning Controls and used to inform Planning Policy to guide future development within the City Centre.
- *Employment Zones Reform* – On 26 April 2023, the (then) NSW Department of Planning and Environment renamed the Business and Industrial land use zones to Employment zones – note that the City Centre UDF uses the previous zone names. There were also changes to zone objectives and land uses permitted in the study area. The B3 Commercial Core zone became the E2 Commercial Centre zone, and the B4 Mixed Use zone became the MU1 Mixed Use zone.
- *SEPP Housing – Affordable Housing Bonuses* – On 14 November 2023, SEPP (Housing) 2021 was amended to include maximum 30% height and floorspace bonuses, where 15% affordable housing is delivered. The height and FSR bonuses available through the SEPP are significant in the City Centre, where these controls are already high, as summarised in the following table. This site-by-site approach makes it difficult to design broad controls which deliver an urban form which is legible and consistent.

	Example Building Heights (m)								
Current height control (m)	9	12	15	20	40	60	80	100	120
Revised height with 30% (m)	11.7	15.6	19.5	26	52	78	104	130	156
Difference (m)	2.7	3.6	4.5	6	12	18	24	30	36
Extra stories (at 3.2m floor to floor)	0.8	1.1	1.4	1.9	3.8	5.6	7.5	9.4	11.3

These changes to permissible heights, approved on a site-by-site basis, reinforce the need for robust sun plane controls, to protect key public open spaces from overshadowing. Wollongong's sun plane controls are prohibitions, meaning that a development which seeks a height higher than the plane cannot be approved. HOB limits are currently being exceeded via the Housing SEPP in areas of the City Centre where the sun plane controls did not previously need to apply (i.e. the HOB limit on its own prevented key spaces from being overshadowed). Revisions to the sun plane controls to acknowledge the available height bonuses are needed to ensure they continue to protect our key spaces from overshadowing.

- *SEPP Housing* – Transport Oriented Development (TOD) – On 29 April 2024, SEPP (Housing) 2021 was amended to include TOD precincts. Corrimal precinct commenced on 13 May 2024, Dapto precinct commenced in July 2024 and North Wollongong precinct is expected to commence in late October – November 2025. The North Wollongong TOD area is not within the study area of this project.
- *SEPP Housing* – Low to Mid Rise Housing – No impact on the study area.
- *Housing Delivery Authority (HDA)* – Established under an amendment to the Environmental Planning and Assessment Act (1979), the HDA offers a planning pathway for large residential and mixed-use developments to be assessed as State Significant Development (SSD), or SSD with a concurrent rezoning. In Wollongong City Centre, projects applying for consideration via the HDA are proposing development which significantly exceeds existing height of building and floorspace controls. For example, a project declared SSD by the HDA at 2-4 Gladstone Street proposes a 109m building height on a site with a height of building limit of 60m. Other proposals north of the commercial centre zone propose similar heights in 24m and 32m areas. At the time of drafting, there have been 5 projects declared SSD and/or SSD/concurrent rezoning within the Wollongong City Centre boundary. No projects have been approved by DPHI at this time. The new pathway is another factor which is making the design of the City Centre's urban form (via height controls) more challenging.
- *Net Zero Wollongong*: *Climate Mitigation Plan (2023)* – The Plan made recommendations to update planning policy to facilitate Council's Net Zero targets. Updates to Wollongong DCP Chapter A2 Ecologically Sustainable Development were made in May 2025, with a program to make successive amendments to further chapters, including D13 Wollongong City Centre.
- *Wollongong Retail and Business Centres Strategy (2023)* – The Strategy reinforces the critical role of Wollongong City Centre as the key employment precinct in the Illawarra Shoalhaven Region and commits to prioritising employment floorspace in the commercial core.
- *Wollongong Housing Strategy* – The Strategy notes that '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.'
- *Wollongong Tourism Accommodation Strategy (2025)* – The Strategy seeks to incentivise the development of tourism accommodation through a range of planning amendments including proposed amendments within the E2, MU1 and SP3 Tourist zones of the City Centre. In order to present a clear and connected outline of proposed changes to the community, there is an opportunity to incorporate the City Centre relevant actions of the Tourism Accommodation Strategy into this phase of the implementation of the *City Centre UDF*.

- *Wollongong Local Strategic Planning Statement (LSPS) 2024-45* – adopted in July 2025, the LSPS is Council's 20-year land use planning vision for the LGA. The City Centre is identified as a primary hub for employment, education, culture, healthcare, and entertainment within the Illawarra-Shoalhaven region driving outcomes for economic and housing growth, sustainability, and community vibrancy. The Statement specifically speaks to supporting:
  - Commercial office development to stimulate economic activity and job creation.
  - Higher-density housing in the City Centre to accommodate population growth and improve housing diversity and affordability.
  - Public space improvements to enhance liveability and community wellbeing.
  - Heritage protection, with updates to heritage listings in the City Centre.
  - Urban design enhancements, guided by the Wollongong City Centre Urban Design Framework 2020.
- *Draft Wollongong Economic Development Strategy 2025-2035* – on 15 September 2025 Council resolved to exhibit the draft Strategy. The draft strategy notes the strategic importance of the CBD as the largest employment precinct in the LGA, supporting close to 28,000 jobs and the regional capital for the Illawarra-Shoalhaven playing a key role in health, education, government, tech, and professional services. The area has seen over $1.1 billion in investment over the last 10 years including a 50% increase in A-Grade office floorspace. The Strategy also notes the role of the growing high density residential population, which is seen as key to supporting local businesses, reducing car dependency and enhancing vibrancy. The CBD is noted as being central to Wollongong's 24-hour economy, with policies supporting extended trading hours and live music. Momentum building projects and actions include support for A-Grade office development, redevelopment of the Illawarra Sports and Entertainment Precinct, delivery of the Wollongong Station and Health Precinct masterplans and the enhancement of the public realm and amenity.

Staged Approach to Implementation

During the period since its adoption, the *City Centre UDF* has been instrumental in informing important policy and projects. These have been outlined in the section above.

Council has also taken the opportunity to progress some strategies of the adopted *City Centre UDF* via other projects.

Completed Strategies / Actions

- *1.3 Pursue incentives for commercial development: Car parking requirement reduction* – On 26 May 2025, Council adopted an update to Wollongong DCP 2009 – Chapter E3 Car Parking which included a reduced car parking rate for office premises and business premises in the E2 Commercial Centre zone from a minimum of one space per 60m^2 to one space per 120m^2 of floor space.
- *4.3 Preserve buildings and places of significant character values for the enjoyment of future generations: Heritage items* –The City Centre UDF noted that additional character buildings that play an important role in demonstrating Wollongong's history should be investigated for potential heritage listings. Council subsequently prepared and adopted the Wollongong City Centre Heritage Study 2021 which investigated the unique character and history of the City Centre. In 2022 Council endorsed the inclusion of 15 heritage items located in the City Centre into the Wollongong LEP 2009.
- *6.1 Strengthen the commitment to design excellence: Design Excellence clause updates* – In 2024 Council supported the finalisation of a planning proposal to amend planning controls at the Wilga Street Block Corrimal. The amendment to the LEP included an update to the Design Excellence clause to reference a new 'overshadowing map'. Concurrent with this amendment the clause was updated to include two general amendments to improve landscape design and street interfaces.
- *6.3 Provide clarity and improve outcomes through a strong assessment process: Site and Context Analysis* – In February 2025 updates to Chapter A1 Introduction were adopted. Included in these updates was expanded advice and requirements for site and context analysis.

2025 Implementation package

A 2025 implementation package of the *City Centre UDF* has been prepared. Details of the status of each *City Centre UDF* strategy and the proposed course of action are listed in Attachment 3. Selected actions of the *Tourism Accommodation Strategy, Net Zero Wollongong: Climate Mitigation Plan*, and the *City Centre Heritage Study* are proposed to be implemented concurrently.

The package includes draft amendments to the Wollongong LEP 2009 and Wollongong DCP 2009, and proposed amendments to the City-Wide Development Contributions Plan.

Planning Proposal request – 163-171 Crown Street and 80-82 Church Street, Wollongong

This Wollongong City Centre Planning Proposal implements the height and floorspace ratio bonus incentives for hotel and motel accommodation and serviced apartments in the E2 Commercial Centre and MU1 Mixed Use zones of the City Centre, which were recommended by the Tourism Accommodation Strategy. The proposed bonus to height and floorspace ratio (up to 30%) would apply to development on 163-171 Crown Street and 80-82 Church Street, Wollongong.

A separate proponent-led Planning Proposal request has been lodged for the site which includes the former David Jones Building and car park and City Diggers club. The Planning Proposal is seeking additional height and floor space for a hotel and motel, office and registered club development, above what would be enabled by the proposed bonus incentives, based on the proposed site-specific incentive provision for 5-star (or equivalent) hotels. This site-specific request is being considered in a separate report in the Business Paper on 27 October 2025 for Council's consideration.

PROPOSAL

It is proposed to implement a defined set of actions from adopted documents which impact land within the Wollongong City Centre (as defined in the Wollongong Local Environmental Plan 2009). This will include actions from the *Wollongong City Centre Urban Design Framework 2020*, the *Wollongong Tourism Accommodation Strategy 2025, Net Zero Wollongong: Climate Mitigation Plan 2023-30*, and the *City Centre Heritage Study 2021*.

Implementation of the Wollongong City Centre Urban Design Framework 2020

The City Centre UDF included a range of strategies under the three themes of Land Use, Built Form and Public Domain and Connections. It is proposed to progress the implementation of a range of these strategies in the form of amendments to the LEP and DCP, and City-Wide Development Contributions Plan. The table in Attachment 3 outlines the status of each UDF strategy, including whether it has already been actioned, is being actioned in this phase of implementation, scheduled for a future phase, not progressed or addressed in another form. The items being progressed in this phase are outlined in detail in proceeding sections on the Planning Proposal, DCP, and development contributions.

Implementation of the Wollongong Tourism Accommodation Strategy

The Wollongong Tourism Accommodation Strategy recommends the following amendments to the LEP, which are relevant to land within the Wollongong City Centre LEP boundary –

- 2.4 SP3 Tourist Zone – review of existing SP3 Tourist sites with existing accommodation uses:
  - Novotel, North Wollongong: Review current 24m building height limit.
- 3.1.2 Clause Amendments:
  - Introduce a new clause that introduces a Floor Space Ratio (FSR) and Height of Building bonus for Hotel and Motel Accommodation, and Serviced Apartments in:
    - the City Centre E2 Commercial Centre and MU1 Mixed Use zones
  - Amend clause 4.4A Floor space ratio—Wollongong city centre by deleting "or serviced apartments or a combination of such uses" from subclause (6). This will allow serviced apartments to be considered as commercial developments, rather than residential developments, in terms of floor space ratios.

- 3.1.4 Map Amendments:
    - Illawarra Sports and Entertainment Precinct (Win Entertainment Centre and Football Stadium): Opportunity to increase height limit to 32m on Entertainment Centre and 12-16 Crown Street.

Implementation of the Net Zero Wollongong: Climate Mitigation Plan 2023

The Net Zero Wollongong Plan makes recommendations to update Wollongong planning policy to facilitate Council's Net Zero targets.

- Empowering Community Actions – EC5:
    - Review Council's planning documents and guidelines to increase sustainability principles where feasible. Review changes to state and federal planning policies to direct revision of local planning policies considering the extent of Council's influence to include additional sustainability principles and guidance. Responsibility: Environment Planning and Land Use Planning.

Updates to Wollongong DCP Chapter A2 Ecologically Sustainable Development were made in May 2025, with a program to make successive amendments to controls in other chapters, including D13 Wollongong City Centre. Amendments to Chapter D13 proposed as part of this Report include revised Environmental Management controls including the introduction of new energy performance reporting for selected development types and all electric requirements. Updates to the LEP Design Excellence clause also seek to make clear what is considered under part 4 (e) (viii) *the achievement of the principles of ecologically sustainable development*.

Wollongong City Centre Heritage Study 2021

The Study recommended heritage listing 19 places in the Wollongong City Centre. In 2022 Council finalised a planning proposal to list 15 of these in Schedule 5 of the LEP.

The listing of a group of commercial buildings on Keira St (100-120) was deferred from the planning proposal process until a range of issues relating to a previous plan for road widening, lot ownership, and the extent of the proposed heritage mapping could be resolved. These issues have now been resolved sufficient to enable the listing and consequential acquisition and zoning layer amendments can be progressed.

Wollongong City Centre – Planning Proposal

To implement the recommendations of the above strategies into the Wollongong LEP 2009, a Planning Proposal has been prepared (Attachment 1). The Planning Proposal includes both Map and Clause amendments, including -

- Amend land use zone map – Amend the Boundaries of the E2 Commercial Centre and MU1 Mixed Use Zones to concentrate commercial activity. The E2 zone (excluding roads) will reduce from 47.1Ha to 33.5Ha. The MU1 zone (excluding roads) will increase from 34.8Ha to 48.3 Ha.
- New clause – Introduce a new clause to prevent the reduction of employment generating floorspace in the E2 Commercial Centre zone.
- Amend clause 4.4A Floor Space Ratio – Wollongong City Centre – to remove the words 'or serviced apartments or a combination of such uses' from the clause in order to enable serviced apartment development to access the higher 'non-residential' floor space ratio.
- Amend clause 7:19 and amend Active Frontages Map – Reduce the area where non-residential ground floor uses are required by excluding the City Centre from clause 7.13 (which requires all ground floor floorspace in E2 and MU1 zones to be non-residential) and mapping the areas where active frontages are required on the Active frontages map. Amend Clause 7.19 to apply to the SP3 Tourist zone and provide additional clarity relating to the requirements for activation. Note – identical amendments to provide additional clarity relating to the requirements for activation are proposed to Clause 7.19 as part of Council's Centres and Industrial Lands planning proposal, also being reported to Council 27 October 2025.
- Amend clause 7.18 Design Excellence and the Key Sites Map – Update the map to include additional key sites including those identified in the UDF. Update the clause to: clarify considerations relevant to *the principles of ecologically sustainable development;* separate the

matter of consideration relating to heritage and streetscape into two subclauses; add a consideration relating to Public Art; update triggers for review by design review panel to reflect contemporary development; and include a height and FSR bonus for hotel and motel accommodation on E2 and MU1 zoned land.

- Amend clause 7.14 Minimum site width – to reduce the requirement for a minimum site width of 24m for residential flat buildings down to 21m (to be consistent with Chapter 5 Transport Oriented Development in the SEPP Housing 2021) and clarify where site width is measured (will apply to the whole LGA).
- Amend clause 8.4 Minimum building street frontage – to allow fine grain non-residential development in the E2 Commercial Centre zone by removing the 20m minimum building street frontage for commercial development.
- Amend clause 8.6 Building Separation within zone E2 Commercial Centre or Zone MU1 Mixed Use – to remove duplication and inconsistencies with the Apartment Design Guideline and DCP and to enable through site links.
- Amend clause 8.3 Sun Plane Protection and the Sun Plane Protection Map – to reflect the additional sites to be protected from overshadowing, including The Arts Precinct Lawn, Crown Street Mall and Church Street (mall). The clause mechanism has been updated to reflect current best practice. The clause has been amended to apply to sites beyond the immediate adjoining sites, to prevent development on land further away from the public spaces overshadowing the sites to be protected.
- Amend Schedule 5 Part 1 Heritage items – to include 'Group of Commercial Buildings on Keira Street' located at 100-120 Keira Street.
- Amend the following maps: land zoning map, height of buildings map, floor space ratio map, land reservations map to remove the acquisition affectation and align the relevant controls with the lot boundaries for land at 100-120 Keira Street, Wollongong.
- Amend the height of buildings map – to change the height of building limit from 24m to 32m on a western portion of the site at 2-14 Cliff Road North Wollongong (Novotel) and part of the Illawarra Sports and Entertainment Precinct (Win Entertainment Centre).

Miscellaneous Housekeeping Amendments

- Amend Land Reservation Acquisition Map – to remove sites acquired by Council or the State.
- Amend Natural Resource Sensitivity Map – update to reflect more recent air photo interpretation of significant foreshore vegetation.
- Amend clause 1.8A Savings Provision – include a Savings provision for development applications lodged but not determined under this Planning Proposal.

Consequential Changes

- The existing HOB map will be unchanged with the exception of the amendment to the site at 2-14 Cliff Road, North Wollongong and part of the Illawarra Sports and Entertainment Precinct (WIN Entertainment Centre). However, it is noted for clarity that the introduction of new Sun Planes in Crown Street Mall, Church Street (Mall) and the Arts Precinct Lawn will have an impact on the achievable HOB for portions of sites surrounding those locations. The existence of Sun Planes in the existing LEP means the community is familiar with these mechanisms and their impacts.
- The Planning Proposal includes no changes to the Floor Space Ratio Map or the FSR provisions that apply to the land use zones under clause 4.4A, with the exception of the deletion of 'serviced apartments' from the clause. However, it is noted that land proposed to transition from the MU1 to E2 zone, or the E2 to the MU1 zone, will be subject to different FSR provisions.

Draft Wollongong Development Control Plan 2009 - Chapter D13 Wollongong City Centre

To accompany and expand on the Planning Proposal, amendments to the Wollongong DCP 2009 - Chapter D13 Wollongong City Centre have been prepared (Attachment 2). If adopted, following

exhibition, the chapter will replace the current DCP chapter D13 Wollongong City Centre and provide detailed guidance for the lodgement and assessment of development applications.

The DCP Chapter has been published in the new template.

The structure of the chapter has been updated to consist of 6 parts –

1 Introduction.

2 City Centre Precincts and Key Sites.

3 Context.

4 Built Form.

5 Public Interface.

6 Environmental Performance.

The resulting document is a combination of existing sections and new. All existing content has been reviewed for consistency with current legislation. The phrasing and content of objectives and controls has been improved where relevant.

Some existing sections have been deleted due to overlap with other parts of the DCP. Where these sections included City Centre specific controls these have been incorporated into other relevant sections in Chapter D13.

The document includes a new set of images and maps. An effort has been made to remove duplication of maps that are already in the LEP. The existing DCP contains maps and diagrams which are difficult to decipher, and which represented out of date information. These have been replaced with new versions which aim to be clear and consistent with the current context.

Focussed updates in response to the recommendations of the UDF include -

Introduction

- Inclusion of reference to informing documents – *A City for People* and the *City Centre Urban Design Framework* in the purpose, application and strategic priorities listed.
- Inclusion of sections on Good Design and Design Excellence, and Design Excellence processes.

City Centre Precincts and Key Sites

- Update to previous City Centre Character Areas section (which applied to zones) based on the character statements of the City Precincts described in the *City Centre UDF* and incorporating various place specific descriptions from across the existing DCP Chapter (i.e. from the Planning Controls for Special Areas section).
- Addition of general objectives and controls for Key Sites and specific guidance for each site.

Context

- New part incorporating controls for Site Analysis, Solar Access, Views, Permeability and Heritage.
- New site section on *Site Analysis* linked to Chapter A1 and including guidance relating to City Centre specific considerations.
- *Solar Access* section updated to include new diagrams for existing and proposed sun access planes.
- *Public Views* section updated to incorporate specific guidance included in existing Planning Controls for Special Areas and updated controls based on UDF recommendations.
- *Permeability* section updated with additional guidance. Map updated to reflect existing lanes and through site links and those proposed.
- *Heritage* section added to include selected overarching objectives and controls from existing Planning Controls for Special Areas.

Built Form

- *Setbacks* section updated to address ground, side/rear and above street frontage height in a logical order.
- *Side and Rear setbacks* updated based on UDF recommendations.
- *Ground floor setbacks* updated based on UDF recommendations. Gaps in Flinders Street E3 zoned precinct filled. Corrimal Street 10.36m setback amended to reflect current process of applying site specific road widening requirements plus a 4m building setback from the extent of acquisition.
- *Street frontage height and setbacks* updated to reflect place specific approach recommended by the UDF.
- New section on *Street Frontage Massing and Form* and *Street Frontage Modulation and Articulation* added to provide guidance and improve streetscape outcomes and create a human scale.
- New section on *Tower massing and Form* replaces Building Depth and Bulk section incorporating recommended revised floorplate sizes (UDF) and tower modulation controls.
- *Wind Effects* section amended and added in this location (removed from Environmental Performance) due to relationship with building modulation.

Public Interface

- New section *Activity and Program* added to consolidate existing controls relating to allowing flexibility for future adaptation and ensure street facing elements contribute to the public domain.
- *Active Frontages* section updated to reference proposed LEP Active Frontages Map, provide additional guidance and detailed controls relating to uses, transparency, tenancy width, floor to ceiling heights and awnings.
- New section *Residential Frontages at Ground* added to acknowledge the proposed permissibility of residential at ground floor in the Mixed Used Zone (through the mapped active frontage LEP clause). Objectives and Controls included to ensure that residential frontages in the City Centre contribute to the use, safety and interest of the public domain whilst managing privacy.
- *Materials* section updated to address character, reflectivity and sustainability separately.
- *Awning* section updated to reference the LEP Active Frontages Map and include minor updates to objectives and controls.
- The existing *Landscape Design* and *Green roofs, green walls and planting on structures* have been combined and the clauses duplicated in the B3 Mixed Use and E6 Landscaping Chapters removed.
- New section *Publicly Accessible Spaces* added to provide controls relating to building forecourts colonnades, arcades etc.
- New section *Public Art* added to promote the inclusion of public art and provide requirements to ensure it is appropriate for place and low maintenance. Requirements have been included for Public Art to be included in developments valued at $3,000,000 or more on key sites and sites over 5,000m2. Creative spaces to exhibit artwork can be provided in lieu of fixed public art. Where Public Art is required a Public Art Plan is to be submitted. Council's Public Art Policy is referenced in the clauses.
- The *Vehicular* Footpath *Crossings* section has been updated to align with the LEP Active Frontage Map.

Environmental Management

- References to outdated LEPs and SEPPs have been updated.
- Section on Wind Mitigation has been relocated to Built Form section, given its relationship to podium and tower design.
- Section on Waste and Recycling has been removed to remove duplication with DCP Chapter E7: Waste Management.

- Section on Water Conservation has been reduced and includes reference to DCP Chapter E15: Water Sensitive Urban Design.
- Recommended documentation to demonstrate compliance with energy performance requirements has been included.
- New requirements to transition to all electric buildings. These requirements have a delayed start date to enable industry adjustment.

Amendments to Development Contributions

To incentivise employment generating development in the E2 Commercial Centre Zone it is proposed to amend the Wollongong City-wide Development Contribution Plan to exempt certain development from paying the additional 1% Wollongong City Centre Commercial Core Contributions rate under Part A(2) of the Wollongong City Wide Development Contributions Plan. Development proposed to be exempt includes new Commercial Premises (which includes office, business and retail premises as defined in Wollongong LEP 2009) including when proposed as part of a mixed-use development (pro-rata for the commercial component only). It is proposed that the discount rate be available for three years and then reviewed. The discount rate is proposed to apply to new development applications lodged after the Council finalises the amendment and will not be backdated to any existing development consents or lodgements, as it is to incentivise new employment generating developments. It will not apply to change of use development applications.

In addition, acknowledging the challenges larger scale commercial office development faces financing construction ahead of secure tenancy, it is proposed to delay the requirement for the payment of development contributions for Commercial office premises with an estimated development cost of $20,000,000 or over, until the issue of the occupation certificate. The ESC is to reference the office premises component of the building only, together with any supporting spaces (car parking, lobbies etc).

On 25 August 2025 Council resolved to exhibit the draft Wollongong City-wide Development Contributions Plan 2025, and the draft Plan is currently on exhibition. The proposed amendment for commercial development in the City Centre will be progressed separately as part of the City Centre package.

CONSULTATION AND COMMUNICATION

Public Exhibition

The *draft City Centre UDF* and supporting Economic Analysis were exhibited between 25 February and 27 April 2020. The purpose of the engagement was to establish the community's level of support for the key Directions and Strategies of the draft UDF. Feedback came from 123 submissions, which included: 98 online survey responses from individuals 25 written submissions, 10 of these were from individuals and 15 from groups.

The draft *Retail and Business Centre Strategy* was exhibited from 10 October to 2 December 2022 and adopted by Council on 20 March 2023. The development of the Strategy included community consultation in the form of the 'Shape your Town' Survey. The work to inform the strategy tested and confirmed the proposed objectives of the UDF to amend Land Use boundaries, protect commercial supply and tighten the retail core in the Wollongong City Centre. The community was given another opportunity to comment on these recommendations during the public exhibition of the Strategy. Community consultation informed the final draft of the document which was reported to Council in March 2023 and formally adopted.

During this period the *City Centre Heritage Study, Net Zero Wollongong Climate Change Mitigation Plan, and Tourism Accommodation Strategy* were also publicly exhibited and adopted.

Through these engagement processes, and since the resolution to defer the exhibition of the proposed amendments in December 2020, City Centre stakeholders have regularly sought information on the timing and detail of proposed changes to planning controls. The release of the draft planning package provides the opportunity for detailed analysis by stakeholders of the implications on development outcomes to proceed.

If the draft documents are endorsed by Council, the Planning Proposal will be referred to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination to enable formal

(statutory) exhibition. Receipt of a Gateway determination is expected to occur around 45 working days after Council endorsement.

In the intervening period, Council officers will be available to discuss the recommended changes with landowners, developers and the community, both generally and for specific properties. This informal consultation will assist stakeholders to prepare submissions to be lodged during the formal exhibition. It is important that both the existing and proposed planning controls are understood to inform submissions. The informal consultation process will not lead to any changes to the endorsed draft documents.

Once a Gateway Determination has been received, the formal exhibition period will commence. During this period the full package of amendments to the LEP and DCP will be exhibited concurrently. A 60-day exhibition period is proposed and will be advertised widely, including letters to individual landowners.

Wollongong Local Planning Panel Review

In accordance with the Local Planning Direction on Local Planning Panels, on 14 June 2019, the Wollongong Local Planning Panel reviewed the draft UDF and proposed amendments to the Wollongong LEP 2009. The Panel recommended that the following advice be provided to Council as part of a report on the Planning Proposal -

> *The Wollongong Local Planning Panel has reviewed and supports the proposed Planning Proposal for the Wollongong City Centre. The Planning Proposal has strategic merit as it is supported by an Urban Design Framework, an Economic Study, a 3D model and thorough analysis, and implements Council's 2016 Vision for the City.*

The Planning Proposal (Attachment 1 Appendix 1) contains a copy of the Panel's advice and comments on the proposed LEP amendments presented to the Panel. The proposed LEP amendments presented to the panel represented the full implementation of strategies of the *City Centre UDF*. Council sought the advice of DPHI as to the currency of the WLPP advice and have received advice that as the Planning Proposal is progressing a reduced set of amendments further advice from the Panel is not required.

On 23 August 2025 the Wollongong Local Planning Panel reviewed the proposed amendments to the Wollongong LEP 2009 as a result of the Tourism Accommodation Strategy. The Panel recommended that the following advice be provided to Council as part of a report on the Planning Proposal –

> *The Panel advises that the Tourism Accommodation Review has strategic merit in assisting in the delivery of Council's tourism objectives*

The Planning Proposal (Attachment 1 Appendix 2) contains a copy of the Panel's advice and comments on the proposed LEP amendments presented to the Panel.

Wollongong Design Review Panel

On 20 November 2018, the Wollongong Design Review Panel reviewed the draft residential design controls of the draft UDF and proposed amendments to the Wollongong LEP 2009 and Wollongong DCP 2009. The Panel was generally supportive of the direction and proposal.

Since 2019, the draft UDF was exhibited and adopted, and a draft Planning Strategy prepared, which has resulted in some changes to the proposed amendments presented to the Panel.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 2 – "We have well planned, connected, and liveable places. It specifically delivers on the following –

Community Strategic Plan 2035		Delivery Program 2025-2029
Strategy		Service
2.1	Urban areas are planned and well maintained to provide a healthy and safe environment for our community to live, work and play.	Land Use Planning

A detailed review of consistency with applicable Regional Plans and local strategies is included in Attachment 1.

SUSTAINABILITY

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

The City Centre Planning review has considered environmental, economic, social and other external factors. The Planning Proposal and DCP amendments are unlikely to result in development creating any environmental effects that cannot be mitigated under existing provisions and development approval processes – rather several new controls seek to improve environmental amenity outcomes. The implementation of the proposed controls will have a significant positive and direct impact on the economic growth within the Wollongong City Centre, supporting employment growth, focussing commercial activity and planning for attractive places.

RISK MANAGEMENT

Risks will be managed by established planning frameworks, policies and processes.

The Planning Proposal and DCP amendment are in alignment with the objectives of the Illawarra Shoalhaven Regional Plan 2041, the goals of the Community Strategic Plan and the recommendations of the adopted Wollongong City Centre Urban Design Framework, City Centre Heritage Study, Tourism Accommodation Strategy and Net Zero Wollongong Climate Mitigation Plan.

LEP amendments have been assessed against the risks highlighted under the applicable Planning (Ministerial) Directions.

FINANCIAL IMPLICATIONS

The report relates to a planning policy update. The Planning Proposal, DCP and Development Contribution Plan amendments can be undertaken via core business consistent with the service delivery program for the Land Use Planning team.

CONCLUSION

In December 2020 Council deferred the progression of the Wollongong City Centre Planning Strategy to exhibition pending the completion of several studies and actions. The progression of these actions has resulted in some amendments to the Planning Proposal and Draft DCP Chapter D13. The intervening period has also provided the opportunity to incorporate implementation actions from the *City Centre Heritage Study 2021, Tourism Accommodation Strategy 2025* and *Net Zero Wollongong: Climate Change Mitigation Plan 2023-2030.*

It is recommended that the Wollongong City Centre Planning Proposal be endorsed for referral to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination. Following receipt of a Gateway Determination, the Planning Proposal, draft Wollongong DCP 2009 – Chapter D13 Wollongong City Centre and amendments to the Wollongong City-wide Development Contributions Plan be exhibited. Public exhibition will provide residents, businesses and property owners an opportunity to review and test the proposed new controls. Following the exhibition, a report on submissions will be prepared for Council's further consideration to support the finalisation and adoption of the proposed amendments.

PLANNING PROPOSAL – WOLLONGONG CITY CENTRE

To amend Wollongong LEP 2009

LOCAL GOVERNMENT AREA: Wollongong City Council

NAME OF LEP: Wollongong Local Environmental Plan 2009

Wollongong City Centre PP-2024/4

AMENDMENT NO. TBD

ADDRESS OF LAND: Lots within the Wollongong City Centre as shown on the LEP Map – Wollongong City Centre Map

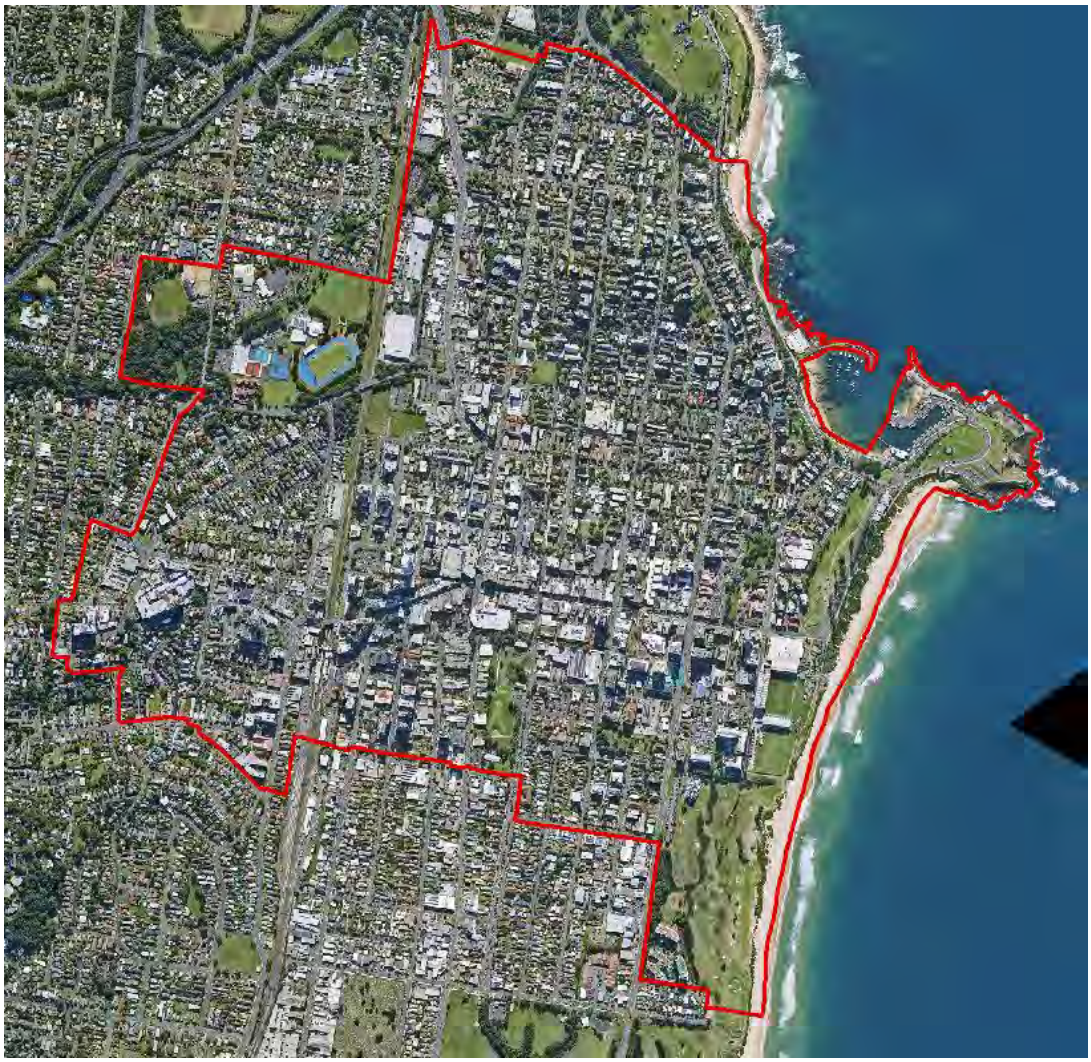


Figure 1 - Wollongong City Centre Map

Wollongong City Centre | Planning Proposal

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Part 1 - Objectives and Intended Outcomes

Objectives

The objective of the Planning Proposal is to amend the Wollongong Local Environmental Plan 2009 to implement selected recommendations of the adopted Wollongong City Centre Urban Design Framework (2020), Wollongong City Centre Heritage Study (2021), Wollongong Tourism Accommodation Strategy (2025) and Net Zero Wollongong Climate Adaptation Plan 2023-2030 (2023).

Intended Outcomes

Wollongong City Centre's role as the regional business, employment, retail and cultural centre of the Illawarra Shoalhaven Region is enhanced:

- Wollongong City Centre E2 Commercial Centre zone promotes employment and economic outcomes in alignment with the objectives of the zone
    - Introduce a new clause to protect employment floorspace
    - Amend the development contributions plan to prioritise commercial development in the E2 zone
- Commercial office, business and retail development is concentrated in the E2 Commercial Centre Zone
    - Adjust land use boundaries to reduce the size of the E2 Commercial Centre zone
    - Map active frontages in the City Centre and remove ground floor restrictions on residential uses in the MU1 Mixed-Use zone to prevent the dilution of commercial activity through broad dispersion of ground floor commercial floor space in the City Centre.
- Wollongong City Centre continues to support the delivery of the LGA's housing supply targets.
    - Remove ground floor restrictions on residential uses in the MU1 Mixed-Use zone to increase the potential for residential development in the form of Residential Flat Buildings and multi-dwelling housing.
    - Reduce the minimum site width for residential flat buildings to unlock more land for denser housing.
- The supply of 5 star or equivalent accommodation venues is increased by at least 2 venues in the next 5-10 years; general tourist accommodation is retained and expanded; new tourism opportunities are enabled on selected SP3 zoned land.
    - Introduce incentive height of building and floor space ratio controls to encourage the development of tourism accommodation.
    - Amend the height map for certain sites
    - Unlock 'non-residential' FSR controls for serviced apartments
- Key public spaces are protected from overshadowing.

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  - Refine existing and introduce new overshadowing controls to ensure that key public parks and places have sun access at key times throughout the year.
- Design excellence requirements are clear and effective
  - Add additional and refine existing matters of consideration in the Design Excellence clause.
- Applications including exceptions to development standards under clause 4.6 for building separation are reduced
  - Remove redundant controls relating to residential building separation to simplify development application processes.
- Significant heritage buildings are preserved
  - List additional significant sites in Schedule 5 Part 1 Heritage items nominated through the urban design analysis and Wollongong City Centre Heritage Study
- Built form diversity is increased and renewal of small sites enabled
  - Remove the application of minimum street frontage width on commercial development in the E2 Commercial Centre zone

Part 2 – Explanation of Provisions

Summary of Proposed Amendments

1. Amend the boundaries of the E2 Commercial Centre and MU1 Mixed Use zones
2. Introduce a new clause to prevent the reduction of employment generating floor space in the E2 Commercial Centre zone
3. Reduce the area where non-residential ground floor uses are required by excluding the City Centre from Cl 7.13 Certain land within employment or mixed-use zones and amending the Active frontages map.
- Amend Cl 7.18 Design excellence in Wollongong city centre and at key sites and the Key sites map to clarify design quality and introduce a height and floorspace bonus for certain tourism accommodation developments
4. Amend 4.4A Floor Space Ratio - Wollongong City Centre to remove serviced apartments from being considered as residential development.
- Amend the Height of Buildings Map for selected sites.
5. Amend Cl 8.4 Minimum building street frontage and Cl 7.14 Minimum site width
6. Amend Cl 8.6 Building separation within Zone E2 Commercial Centre or Zone MU1 Mixed Use
7. Amend Cl 8.3 Sun plane protection
8. Amend Schedule 5 Local Heritage Listings and the Heritage Map to add ‘Group of Commercial Buildings on Keira Street’, at 100-120 Keira Street.

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9. Map Amendments associated with 100-120 Keria Street including Zoning, Height of Building, Floorspace and Land Reservation Acquisition.

MISCELLANEOUS “HOUSEKEEPING” AMENDMENTS

10. Amend Land Reservation Acquisition Map
11. Amend Natural Resource Sensitivity – Biodiversity Map
12. Amend Cl 1.8A Savings provision relating to development applications

Detailed Explanation of Proposed Amendments

1. Amend the boundaries of the E2 Commercial Centre and MU1 Mixed Use zones

The existing E2 Commercial Centre zone applies to some 541 lots and an area of approximately 47.1 hectares (excluding roads). The MU1 Mixed Use zone applies to some 373 lots and an area of approximately 34.8 hectares (excluding roads), as shown in Figure 2.

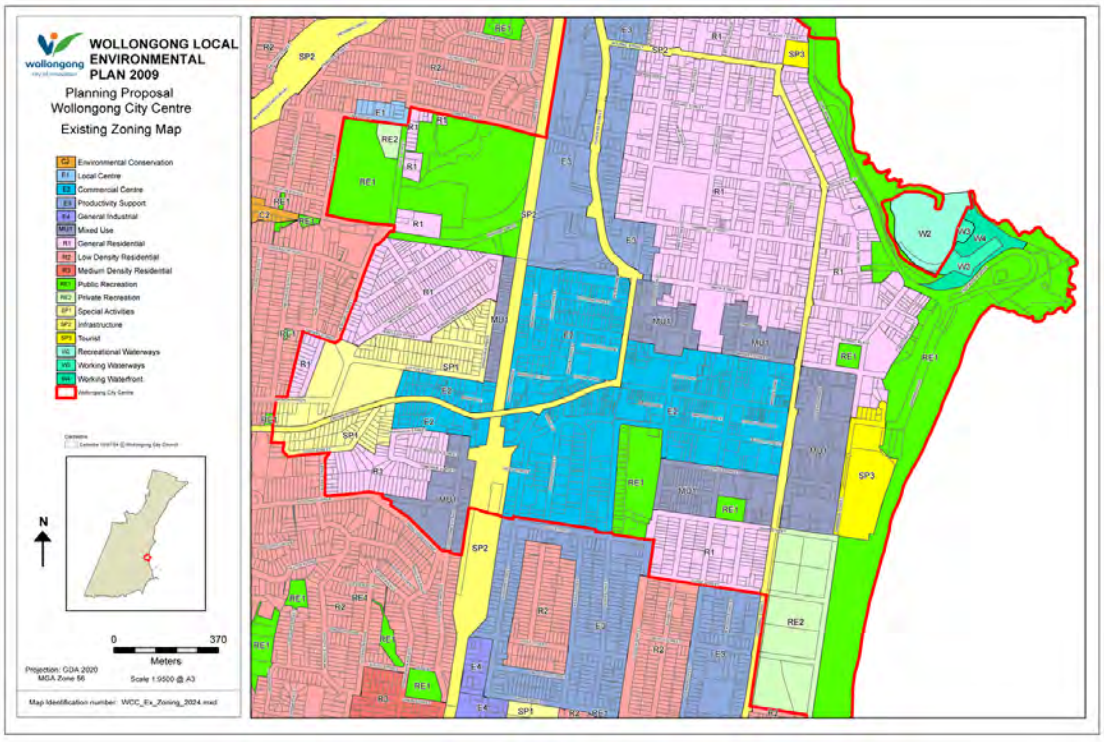


Figure 2 - Existing Land Zoning Map

Strategic Justification/Merit

The existing E2 Commercial Centre zone in Wollongong City Centre is large, lacks distinction from the adjacent MU1 Mixed Use zone and does not provide sufficient protection or incentives for commercial development. The ground floor retail uses are spread out across a very large area, which

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results in empty shopfronts and creates inactive streets, mainly through the central area where rents tend to be higher.

An objective of the Wollongong City Centre Urban Design Framework (UDF) 2020 was that land use controls facilitate a '*vibrant and growing Regional City*'. Direction 1 of the framework is to '*prioritise jobs growth and establish a resilient commercial core*'. A number of strategies were recommended to enable this. This proposed LEP amendment delivers against Strategy *1.1 Define and strengthen the role of the E2 Commercial Centre zone for employment.*

To facilitate a focused commercial core while allowing a range of development outcomes in the broader city, it is appropriate to amend the boundary of the E2 Commercial Centre zone. The changes to the Land Use zone boundaries are based on the Commercial Core Land Use Diagram (pg 68 of the UDF – with zone names amended), as shown in *Figure 3 - Proposed Land Use Changes*. This amendment also supported by the Wollongong Retail and Business Centres Strategy which tested the UDF's recommendations.

The proposed reduction in the E2 Commercial Centre zone will result in a corresponding increase to the MU1 Mixed Use zone, reflecting the UDF land use objective for housing growth in the right places to support Wollongong's role as a Regional City.

Proposed amendments to Wollongong LEP 2009

The Land Zoning Map is to be amended in line with Figure 3.

It is proposed that 175 lots be rezoned from E2 Commercial Centre to MU1 Mixed Use, an area of 15.8 hectares.

It is proposed that 20 lots along the eastern side of Keira Street, north of Market Street and west of Thomas Street, and St Michaels Square (2 lots) be rezoned from MU1 Mixed Use to E2 Commercial Centre (2.3Ha), in recognition of the properties being part of the commercial core and the main retail precinct.

Table 1 - Land Use Zone changes

	Existing			Proposed				
	E2	*MU1*	*total*	*E2 to MU1*	*MU1 to E2*	*E2*	*MU1*	*total*
Ha	47.1	34.8	81.9	15.8	2.3	33.5	48.3	81.9
lots	541	373	914	175	22	388	526	914

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Figure 3 - Proposed Land Use Changes (source: Wollongong City Centre Urban Design Framework 2020)

Suggested Drafting Instructions

Amend the Land Zoning Map to reflect Figure 4. Note that zone boundary changes are made to Zone E2 Commercial Centre and Zone MU1 Mixed Use only.

Note that the proposed map includes a housekeeping amendment related to the removal of a land reservation and a lot realignment to: amend SP2 Infrastructure zoned portions of Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3 DP 217310 and Lot 4 DP 577095 to E2 Commercial Centre.

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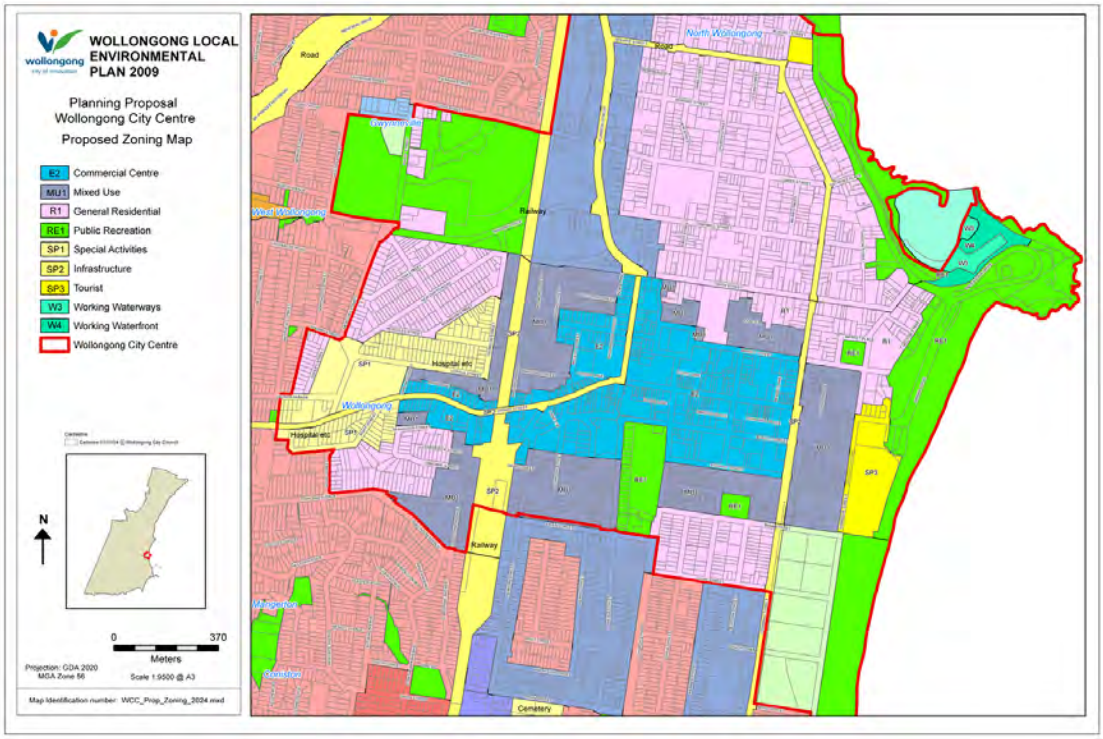


Figure 4 - Proposed Land Zoning Map

2. Introduce a new clause to prevent the reduction of employment generating floor space in the E2 Commercial Centre zone

Strategic Justification/Merit

Economic analysis has found that opportunities for commercial development In Wollongong City Centre are limited because residential development will almost always be more economically feasible. Given the permissibility of 'Shop top housing' in the E2 Commercial Centre, the UDF identified the finding that '*current land use controls could result in a City filled with residential development, compromising long term employment growth*.'

With feasibility of development being a major barrier to expansion of employment floor space within Wollongong City Centre, it will be important that any future opportunities for the growth of all types of permissible non-residential floor space are protected and encouraged.

An objective of the Wollongong City Centre Urban Design Framework (UDF) was that land use controls facilitate a '*vibrant and growing Regional City*'. Direction 1 of the framework is to '*prioritise jobs growth and establish a resilient commercial core'*. A number of strategies were recommended to enable this. This proposed LEP amendment delivers against Strategy *1.1 Define and strengthen the role of the E2 Commercial Centre Zone for employment.*

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To facilitate a focused commercial core while allowing a range of development outcomes in the mixed-use area, it is appropriate to revise controls that will facilitate opportunities for commercial development, including placing limitations on the reduction of employment floor space.

Further incentives for commercial development will be enabled through amendments to the City Wide Development Control Plan.

Proposed amendments to Wollongong Local Environmental Plan 2009

To further support the objective of strengthening the commercial core, it is proposed that new developments must retain the amount of non-residential floor space currently on a site, that is, at a minimum, the existing amount of non-residential floor space is to be included in the future redevelopment.

The clause is to apply to all development within the E2 Commercial Centre zone including change of use, alterations and additions. No upper limit will be placed on the proportion of permissible floor space that can be used on a site for employment-based purposes.

The control will ensure that the quantum of employment generating floor space currently in the E2 Commercial Centre zone is retained, as a minimum.

Suggested Drafting Instructions

This will require that a new clause be added to Part 8 Local Provisions - Wollongong city centre, in red text as follows:

> ***8.X Existing non-residential floor space in the Zone E2 Commercial Centre***
>
> *(1) The objective of this clause is to reinforce the primary function of Wollongong City Centre as the commercial core and prevent the loss of employment generating floor space.*
>
> *(2) Development consent must not be granted to development in the Zone E2 Commercial Centre if the development will reduce the amount of non-residential floor space, other than carparking, present on the site at the time of the application.*

3. Reduce the area where non-residential ground floor uses are required by excluding the City Centre from Cl 7.13 Certain land within employment or mixed-use zones and amending the Active frontages map

Clause ***7.13 Certain land within employment or mixed-use zones***, in Wollongong LEP 2009 requires development within the MU1 Mixed Use, E1 Local Centre and E2 Commercial Centre zones to provide a non-residential ground floor use, to encourage the presence and movement of people. The clause effectively prohibits residential development unless non-residential active uses are provided at the ground floor of the building, meaning that uses permitted in the Land Use table of the Mixed-Use Zone (ie residential flat buildings, multi-dwelling residential development) are effectively prohibited.

Clause ***7.19 Active street frontages*** was introduced in 2018 and is an alternate method of promoting uses that attract pedestrian traffic along certain ground floor street frontages in zones E1 Local Centre, E2 Commercial Centre and MU1 Mixed use. The clause is linked to the Active Frontages Map, which shows the location of required active street frontages.

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Strategic Justification/Merit

An objective of the Wollongong City Centre Urban Design Framework (UDF) was that land use controls facilitate a '*vibrant and growing Regional City*'. Direction 2 of the framework is to '*develop active commercial streets that respond to character*. A number of strategies were recommended to enable this. This proposed LEP amendment delivers against Strategy *2.2 Only require non-residential ground floors on key active City Centre streets.*

The objective of this amendment is to focus active uses only on key commercial streets within the City Centre to protect and promote the retail and commercial character of these streets. This change will ensure that non-residential uses are appropriately located and support commercial streets in the City Centre, rather than dispersing ground floor retail and business uses across the full extent of the E2 Commercial Centre and MU1 Mixed Use zones.

Clause 7.13 currently applies a blanket approach. It does not discriminate whether development is located within precincts characterised by retail and commercial uses, and as a consequence is eroding the significance and role of the traditional high streets such as Crown and Keira Streets. Under the current approach all street frontages (including lanes) in the E1 Local Centre, E2 Commercial Centre and MU1 Mixed use zones are required to have active street frontages. This is not appropriate in all locations.

In addition to the above, this amendment also delivers on UDF Direction *3 Plan for a variety of housing to support a lively and inclusive city,* and Strategy *3.1 Guide residential development in the right locations.* Residential flat buildings and Multi dwelling housing are uses currently permitted with consent in the Mixed Use zone however they are effectively prohibited via Cl 7.13. Amending the LEP to remove the application of Cl 7.13 from the Wollongong City Centre will enable Residential flat buildings and Multi dwelling housing to be delivered in the Mixed Use zone where there is no active frontage mapped.

Proposed amendments to Wollongong Local Environmental Plan 2009

It is proposed that the provisions of Clause ***7.13 Certain land within employment or mixed use zones***, be replaced via the mapping of active frontages under ***Clause 7.19 Active frontages*** for all land mapped "Wollongong City Centre". Active frontages will be required where ground floor commercial character is appropriate within the City Centre, and identified on the Active Frontages Map. It is proposed to include some City Centre sites zoned SP3 Tourist on the Active Frontages Mapping, and therefore this zone is now to be referred to in Cl 7.19.To remove any doubt about the application of Clause 7.13 to land that has been intentionally excluded from Active Frontage Mapping, additional wording will be added to clause 7.13 to remove its application to land within the Wollongong City Centre Boundary.

Suggested Drafting Instructions

Amend Clause ***7.13 Certain land within employment or mixed use zones*** by adding text in *red italics* as follows:

(4) This clause does not apply to any land within the Wollongong City Centre boundary.

Amend the Active Frontages Map to include the City Centre area as shown in figure 5, with reference to Clause 7.19 of Wollongong Local Environmental Plan 2009.

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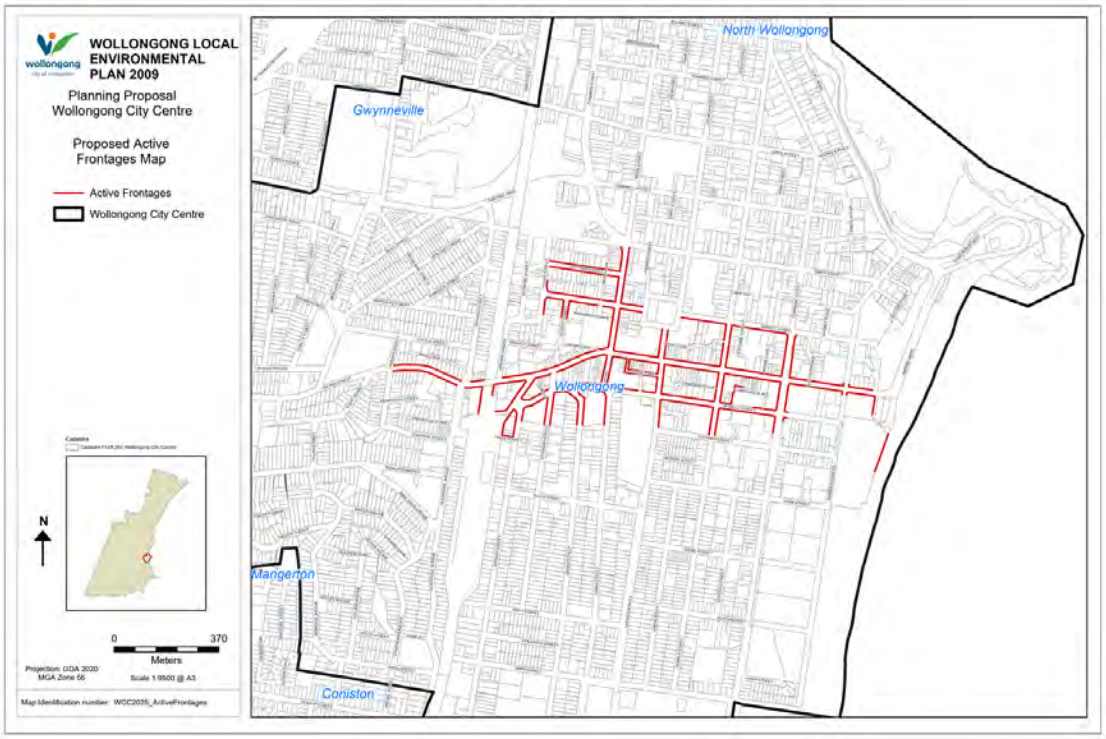


Figure 5 - Proposed Active Frontage Map

Amend Clause ***7.19 Active street frontages***, by adding text in *red italics* and deleting text in ~~red strikethrough~~ as follows:

7.19 Active frontages

(1) The objective of this clause is to promote uses that attract pedestrian traffic to ground floor frontages in the following zones—

(a) Zone E1 Local Centre,

(b) Zone E2 Commercial Centre,

(c) Zone MU1 Mixed Use.

(d) Zone SP3 Tourist

(2) This clause applies to land identified as "Active frontages" on the Active Frontages Map.

(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active frontage after its erection or change of use.

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(4) (repealed) ~~*Despite subclause (3), an active frontage is not required for any part of a building that is used for any of the following—*~~

~~*(a) entrances and lobbies, including as part of mixed use development,*~~

~~*(b) access for fire services,*~~

~~*(c) vehicular access or loading docks.*~~

(5) For the purposes of this clause, a building has an ***active frontage*** *if—*

(a) all premises on the ground floor of the building facing the street or public open space are used for a ~~*the*~~ *purpose*~~*s of business premises or retail premises*~~ *other than residential accommodation, and*

(b) ~~*the frontage*~~ *all ground floor elevations of the building which face the street or public open space enables direct visual and physical interaction* ~~*contact*~~ *between pedestrians on the street or public open space and the interior of the building, and*

(c) it has design elements that encourage interaction between the inside of the building and the street or public open space adjoining the building.

(6) For the purposes of subclause (5) – elements of a building façade that ***encourage interaction*** *include, but are not limited to, awnings, clearly defined entrances, unobscured windows and/or openable facades*

~~*Note—*~~

~~*Clearly defined entrances, windows, awnings and shop fronts are elements of a building facade that contribute to an active frontage.*~~

4. Amend Cl 7.18 Design excellence in Wollongong city centre and at key sites and the Key sites map to clarify design quality requirements

The analysis undertaken in the development of the UDF found that:

- General development controls don't respond to the character and historic qualities of places in the City Centre;
- The planning controls do not provide clear guidance for development to deliver the intended built outcomes for the City Centre;
- The City Centre's development controls do not promote development that defines a city skyline or enhances the unique natural setting; and
- Developments favour maximising building development controls over design quality, producing a less attractive City Centre.

The UDF included an objective for Built Form controls to support '*An attractive and diverse city in a unique natural and historic setting'.* Direction 6 aims to '*elevate design quality in the City Centre'*, by (amongst other things) implementing Strategy *6.1 to strengthen the commitment to design* excellence' by enhancing existing design excellence policy and development application requirements.

Development consent currently cannot be granted to any development in the Wollongong City Centre and on key sites unless design excellence is exhibited in accordance with Clause ***7.18 Design excellence in Wollongong city centre and at key sites***, where Council must have regard to a range of criteria.

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Generally, design excellence is determined for more significant developments by Clause 7.18 (5) which requires that a design review panel reviews the design of proposed development above 35 metres in height, on key sites or at an applicant's request. In addition, State Environmental Planning Policy (Housing) 2021 requires that development applications for residential apartment development must be referred to the design review panel for advice on the quality of the development design.

Strategic Justification/Merit

Around 36 LEPs in NSW include Design Excellence clauses, applying to various areas or types of development. Wollongong's Design Excellence Clause was introduced into the Wollongong City Centre LEP 2007 and transferred into the Wollongong LEP 2009 in 2010. In 2014 the clause was relocated from Part 8 Wollongong City Centre to Part 7 Local Provisions and the wording amended to apply to land within the City Centre boundary and key sites (which may occur outside this boundary). In 2024 the clause was amended as part of the Wilga Street Block Corrimal Planning Proposal, to add the consideration of the excellence and integration of landscape design, and the achievement of appropriate interfaces at ground level between the building and the street.

Matters for consideration: A review of the clause against other LEP Design Excellence provisions and in line with the objectives of the Urban Design Framework identified the need to make a number of improvements to the matters for consideration.

In addition to these, Wollongong Council are in the process of reviewing and improving the local planning assessment framework, using community consultation and industry best practice as a guide. The aim of this review is to increase environmental sustainability, improve climate change adaptation, and reduce greenhouse gas emissions where possible and feasible to provide better outcomes for our community and help us achieve the goals and objectives of the Wollongong Community Strategic Plan. To support this goal, it is proposed to include expand on what is required to be considered under Cl *7.18 4 (e) (viii) - the achievement of the principles of ecologically sustainable development.* These considerations have precedent in clause 22E of the Wollongong City Centre LEP 2007.

Triggers for Design Review Panel: A review of the threshold triggers for review by the design review panel revealed a need to update the controls to reflect current development conditions. These include:

- replacing the 35m height trigger with development that extends above street frontage height, or retaining the 35m trigger where there is no street frontage height specified; and
- replacing the $1,000,000 estimated development cost on a key site trigger with $3,000,000.

Key sites: Six (6) key sites are currently mapped in the Wollongong City Centre. These sites are all over 5,000m^2 and generally include majority ownership by one landowner. The UDF identified seven (7) additional key sites including those listed below and shown mapped in *Figure 6 - Existing and Proposed Additional Key Sites:*

- WIN Block
- Atchison Street (SES Building)
- Government Office Block (Crown Street)
- St Francis Xavier Cathedral Precinct

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- Rawson Street (Council Carpark)
- Burelli Street - Woolworths
- Keira St – Kenny St (Wolllongong Central Carpark)

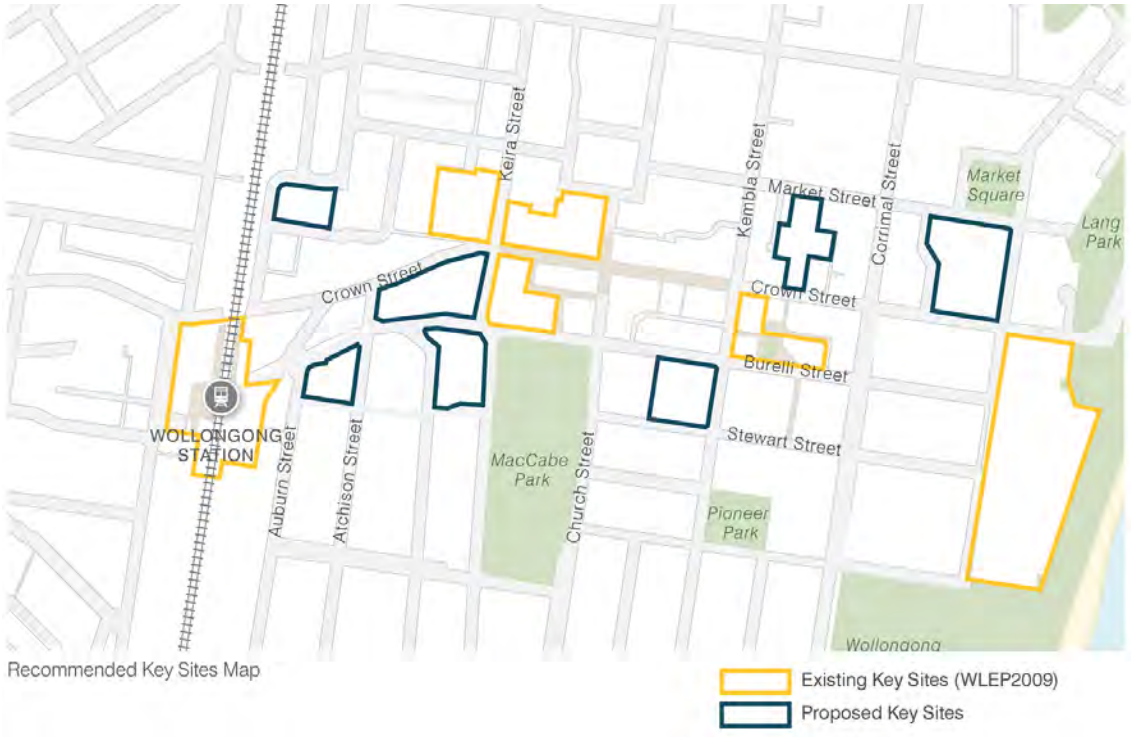


Figure 6 - Existing and Proposed Additional Key Sites (source: Wollongong City Centre Urban Design Framework 2020)

In addition to the key sites mapped in the UDF, it is proposed to add the Wollongong Hospital Precinct as an additional key site to recognise its significance and acknowledge the work already undertaken by DPHI to facilitate a collaborative process to inform a vision and structure plan for this precinct.

As a result of the State Government's Employment Zones Reform in 2023, a new clause was added to the LEP Local provisions (C l7.23) to prohibit drive-through food and drink premises from operating in village centres – land previously zoned B1 Neighbourhood Centre. The mechanism to identify the land previously zoned B1 was to map it as a Key Site (Area A) and link the new clause to this key site. A consequence of this mechanism was that Cl 7.18 now applies to all land previously zoned B1. Whilst the application of design excellence provisions is seen as positive for our Centres, the amendments proposed as part of this Planning Proposal would introduce requirements for development within Area A which are not considered appropriate to their smaller scale and generally limited complexity. For this reason it is proposed to exclude Area A from the proposed requirements of parts (5) and (7) of Cl 7.18.

Height and Floorspace bonus: The adopted Tourism Accommodation Strategy recommended the introduction of a Floor Space Ratio (FSR) and Height of Building bonus in a number of zones, for hotel and motel accommodation and serviced apartments. As per the advice of the Wollongong Local

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Planning Panel (appendix 1), it is proposed that in the City Centre this bonus be applied as a consequence of demonstrating design excellence. The design excellence bonus height and floor space is not intended to be absolute. The draft provision offers up to 30% additional height and a range of additional floorspace ratio. The design excellence provisions are intended to deliver the highest standard of architectural, urban and landscape design and, as such, there should be no unacceptable environmental impacts as a result of the development assessed under the clause. The consent authority has discretion to award less than the bonus should site constraints prevent the full floor space incentive being appropriately accommodated.

Proposed amendments to Wollongong Local Environmental Plan 2009

It is proposed to update design excellence provisions in Wollongong LEP 2009 to enhance the existing control and provide new requirements and design review processes for key sites and sites over 5,000m2.

Several key changes are proposed to improve design quality in the Wollongong city Centre as follows:

Update the matters for consideration under part (4):

- (d) removing the word ‘detrimentally’ to allow overshadowing of protected spaces to be considered generally and alongside Cl 8.3
- (e) (iii) separating consideration of Heritage and streetscape into two separate clauses
- (e) (vii) redefining the impacts as ‘amenity’ rather than ‘environmental’. Expansion of the impacts listed to include those considered in industry specific SEARs for development within key sites and identified precincts.
- (e) (viii) – outline considerations under the achievement of the principles of ecologically sustainable development
- (e) (ix) adding the permeability of pedestrian networks
- (e) (xii) adding specific reference to deep soil
- (e) (new) consideration of the impact on any precinct character area and/or heritage conservation area
- (e) (new) the incorporation of high-quality public art and/or heritage into the fabric of buildings in the public domain or in other areas to which the public has access.

Update the Design Review Panel thresholds under Part (5)

- ensure that the following types of development are subject to more rigorous design review in order to exhibit design excellence:
  - Development on sites with a height of building higher than the mapped Street Frontage Height, or if none is mapped, higher than 35m.
  - development on land with a site area of 5,000m^2 or more (EDC > $3M); and
  - Development on key sites (EDC > $3M).

Add a new subclause providing height and floorspace ratio bonuses to certain tourism generating development.

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Map additional key sites to be subject to the provisions of clause ***7.18 Design excellence in Wollongong city centre and key sites.*** The additional sites to be mapped include:

- WIN Block
- Atchison Street (SES Building)
- Government Office Block (Crown Street)
- St Francis Xavier Cathedral Precinct
- Wollongong Hospital Precinct
- Rawson Street (Council Carpark)
- Burelli Street – Woolworths
- Keira St – Kenny St (Wollongong Central Carpark)

Amend the naming of some existing key sites to better reflect their current identity, as follows:

Existing	**Proposed**
Piccadilly Site – Railway Station	Wollongong Railway Station and Piccadilly Centre
Wollongong Central (GPT)	Wollongong Central
Civic Precinct	Arts Precinct
WIN Stadium	Illawarra Sports and Entertainment Centre

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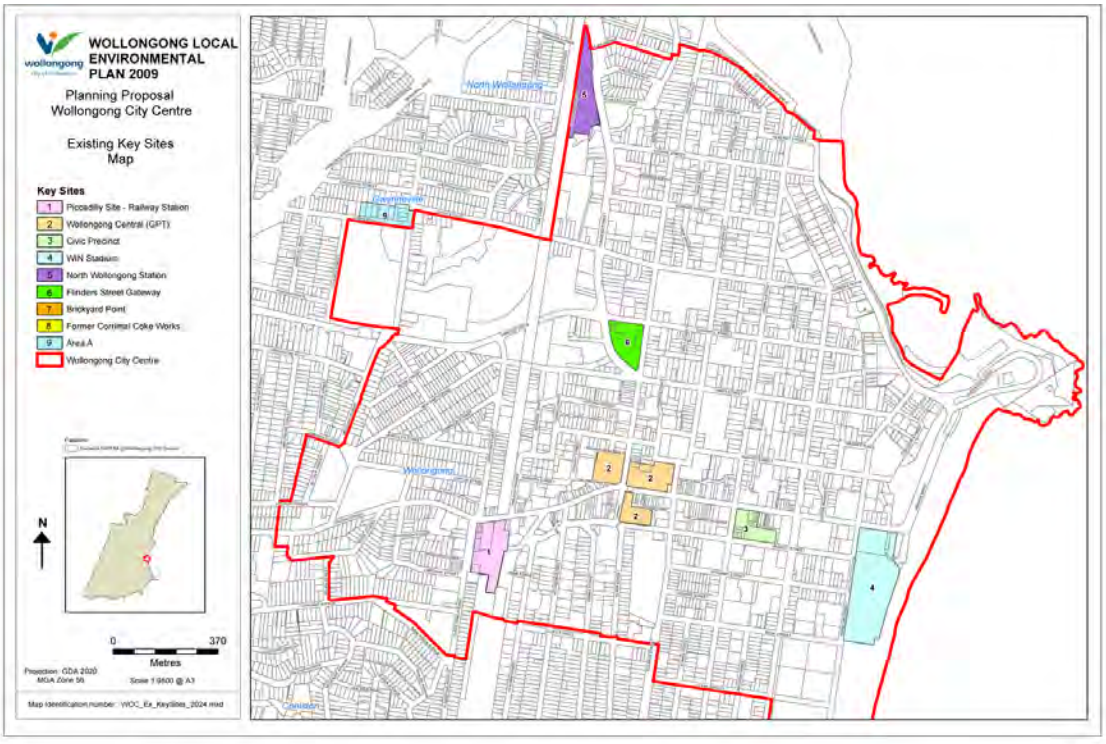


Figure 7 - Existing Key sites map

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Suggested Drafting Instructions

Amend Clause ***7.18 Design excellence in Wollongong city centre and at key sites***, by adding text in *red italics* and deleting text in ~~red strikethrough~~ as follows:

7.18 Design excellence in Wollongong city centre and at key sites

(1) The objective of this clause is to deliver the highest standard of architectural, urban, and landscape design.

(2) This clause applies to development on any of the following land involving the construction of a new building or external alterations and additions to an existing building:

(a) land within the Wollongong City Centre,

(b) land shown edged heavy black and distinctively coloured on the Key Sites Map (a key site) excluding Area A.

(3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence

(4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters -

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

(c) whether the proposed development detrimentally impacts on view corridors,

(d) whether the proposed development ~~detrimentally~~ overshadows the following:

(i) an area shown distinctively coloured and numbered on the Sun Plane Protection Map,
(ii) a site identified on the Overshadowing Map,

(e) how the proposed development addresses the following matters:

(i) the suitability of the land for development,

(ii) existing and proposed uses and use mix,

(iii) heritage and archaeological ~~issues and the~~ opportunities and constraints ~~streetscape constraints,~~

(iv) Streetscape character and street function

(v) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed)

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on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

(vi) bulk, massing and modulation of buildings,

(vii) street frontage heights,

(viii) ~~environmental~~ amenity impacts such as ~~sustainable design,~~ overshadowing and solar access, visual and acoustic privacy, visual amenity, view loss and view sharing, wind and reflectivity,

(ix) the achievement of the principles of ecologically sustainable development, by considering each of the following:

(a) carbon emissions reduction,
(b) embodied energy in materials and building processes,
(c) building design and orientation,
(d) passive solar design and day lighting,
(e) natural ventilation,
(f) energy efficiency and energy conservation,
(g) water conservation and water reuse,
(h) waste minimisation and recycling,
(i) reduction of car dependence,
(j) potential for adaptive reuse.

(x) pedestrian, cycle, vehicular and service access, circulation and requirements, including the permeability of any pedestrian network,

(xi) impact on, and any proposed improvements to, the public domain,

(xii) achieving appropriate interfaces at ground level between the building and the public domain,

(xiii) excellence and integration of landscape design, including deep soil provision

(xiv) impact on any precinct character area and/or heritage conservation area

(xv) the incorporation of high-quality public art and/or heritage interpretation into the fabric of buildings in the public domain or in other areas to which the public has access.

(5) Development consent must not be granted to the following development to which this clause applies unless a design review panel has reviewed the design of the proposed development -

(a) new development or alterations and additions to an existing building with a building height that exceeds the street frontage height, or development ~~in respect of~~

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~~*a building*~~ *that is, or will be, greater than 35 metres in height, which ever is the lesser height.*

(b) new development or alterations and additions to an existing building having an estimated development cost of more than ~~$1,000,000~~ $3,000,000 on a key site or on land with a site area of 5,000m² or more.

(c) development for which the applicant has chosen to have such a review.

(6) A building demonstrating design excellence-

*(a) for the development of **hotel and motel accommodation** and **serviced apartments** in the zone E2 Commercial Centre and Zone MU1 Mixed Use in the Wollongong City Centre:*

(i) may have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to 30% of the amount shown on the map

(ii) may have a floorspace ratio that exceeds the maximum floorspace ratio shown for the land on the Floor Space Ratio map and in clause 4.4A by an amount to be determined by the consent authority, of up to the amount shown in column three of the table.

Zone	***Proposed amount of rooms (including bonus)***	***Floor Space Ratio Bonus***
E2	*0-50*	*0*
	51-100	*0.5:1*
	101-200	*1:1*
	>200	*1.5:1*
MU1	*>50*	*0.5:1*

(7) In this clause -

***design review panel** means a panel of 2 or more persons established by the consent authority for the purposes of this clause.*

***estimated development cost** has the same meaning as in the Environmental Planning and Assessment Regulation 2021.*

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Update the Key sites map in Wollongong LEP 2009 to include proposed key sites and remove existing site Flinders Street Gateway as shown in **Error! Reference source not found.**.

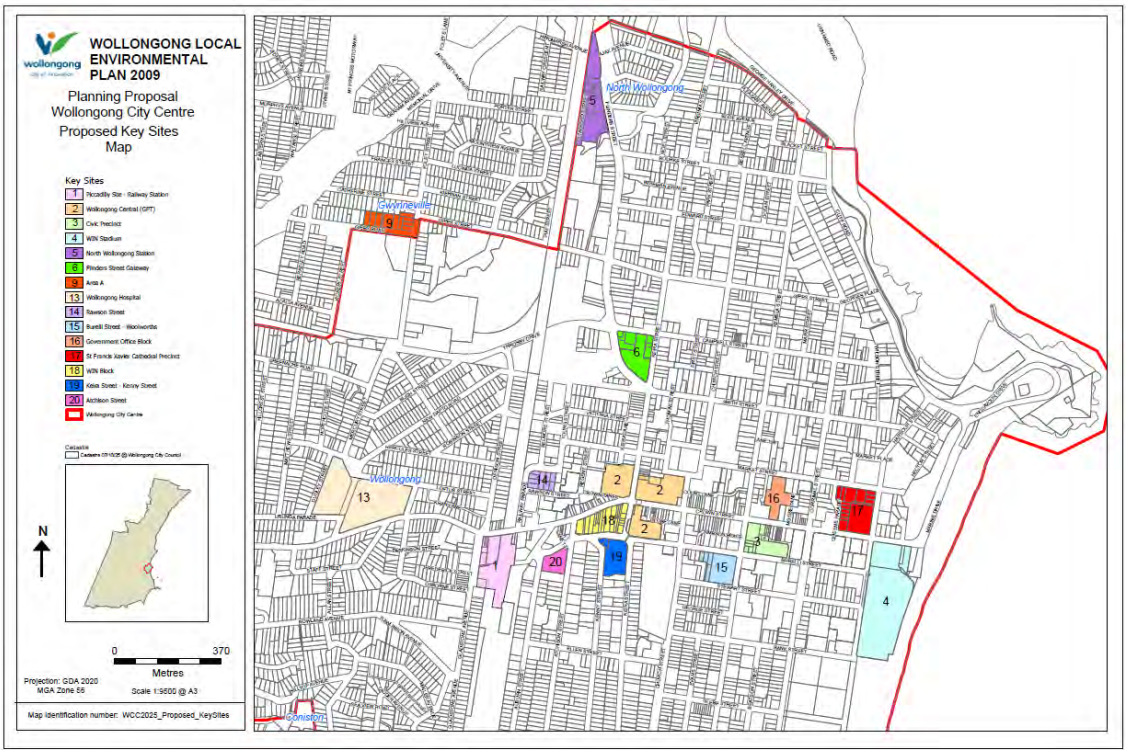


Figure 8 – proposed Key sites map

5. Amend 4.4A Floor Space Ratio - Wollongong City Centre

Clause 4.4A provides for a range of floor space ratio outcomes dependant on site, site frontage and land use. The clause enables higher floor space ratios for non-residential development, acknowledging the role of this development in the City Centre to drive employment, consistent with the E2 Commercial Centre objectives and those of Cl 8.1 Objectives for development in Wollongong city centre.

Strategic Justification/Merit

The proposed amendment is an action of the Tourism Accommodation Strategy which seeks to incentivise the development of tourism accommodation.

Proposed amendments to Wollongong Local Environmental Plan 2009

Amend clause 4.4A Floor space ratio—Wollongong city centre by deleting “or serviced apartments or a combination of such uses” from subclause (6). This will allow serviced apartments to be considered as non-residential developments, rather than residential developments, in terms of floor space ratios, and therefore access higher floorspace ratio controls.

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Suggested Drafting Instructions

Amend Clause ***4.4A Floor space ratio—Wollongong city centres***, by deleting text in ~~red strikethrough~~ as follows:

(6) In this clause—

residential purposes, in relation to the use of a building, means using the building for the purposes of residential accommodation ~~*or serviced apartments or a combination of such uses.*~~

6. Amend the Height of Buildings Map

Increase the height of building limit on two sites zoned SP3 and amend the height limit mapping on sites at 100-120 Keira Street Wollongong.

Strategic Justification/Merit

2-14 Cliff Road North Wollongong

The existing hotel building at 2-14 Cliff Road North Wollongong is composed of building elements which range in height from around 10m to 31m. The existing height of building limit for the site is 24m as shown in Figure 9.

The Wollongong Tourism Accommodation Strategy recommended reviewing the 24m limit as a housekeeping amendment.

It is proposed to amend the height of building map to continue the split 24m/32m height limit which exists for the properties to the south of the lot, along Cliff Road. This graduation of height down towards the foreshore protects solar access and provides a built form transition.

9-11 Crown Street Wollongong (WIN Entertainment Centre)

The Height of Building applying to the land at 9-11 Crown Street is currently 24m and 32m as shown in Figure 9.

Venues NSW has developed a masterplan for the revitalisation of the Entertainments Centre and Stadium site including the redevelopment of the entertainment centre building. To enable this redevelopment the Tourism Accommodation Strategy 2023 recommended the 24m limit over the entertainment centre portion of the Venues site be amended to 32m.

It is proposed to amend the height of building map to 32m in this location.

100-120 Keira Street Wollongong

Due to a lot amendment (outlined under items 10 and 11) there is a need to amend controls relating to the subject lots at 100-120 Keira Street. Height controls currently do not extend over the full extent of the lots as shown in Figure 9.

It is proposed to amend the height of building map to extend the 16m Height Limit to the full extent of Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3 DP 217310 and Lot 4 DP 577095.

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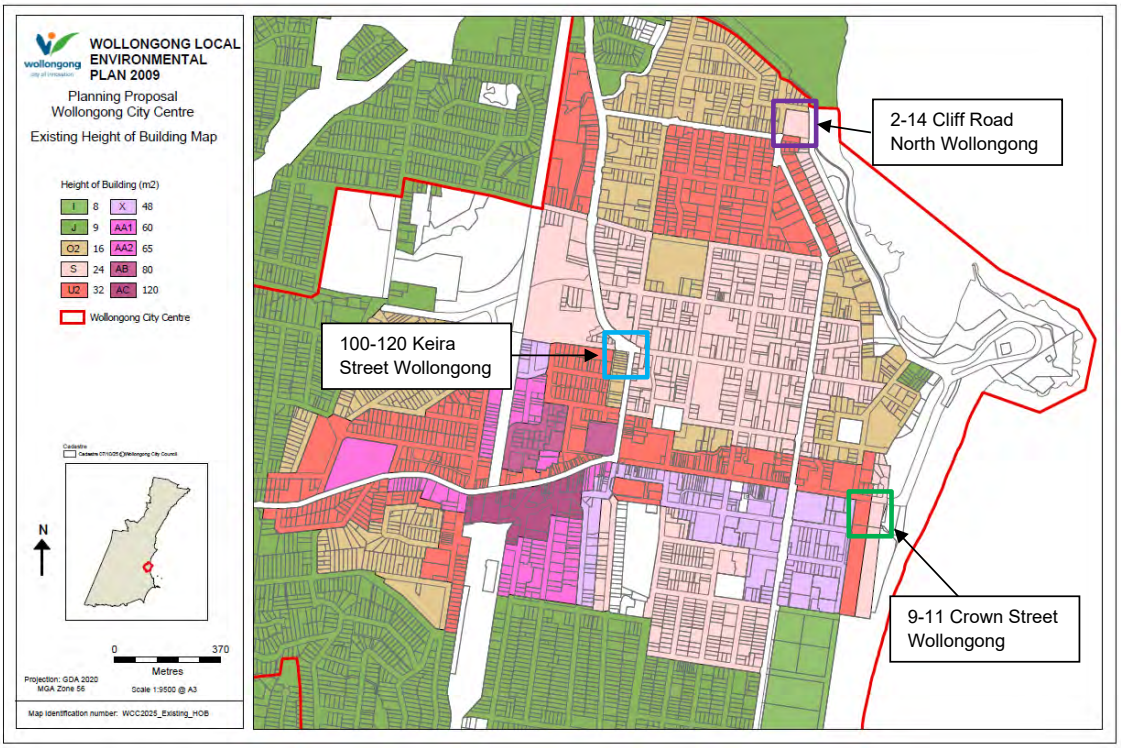


Figure 9 – Existing Height of Buildings Map

Proposed amendments to Wollongong Local Environmental Plan 2009

Amend the height of building map for the subject sites in accordance with Figure 10.

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Suggested Drafting Instructions

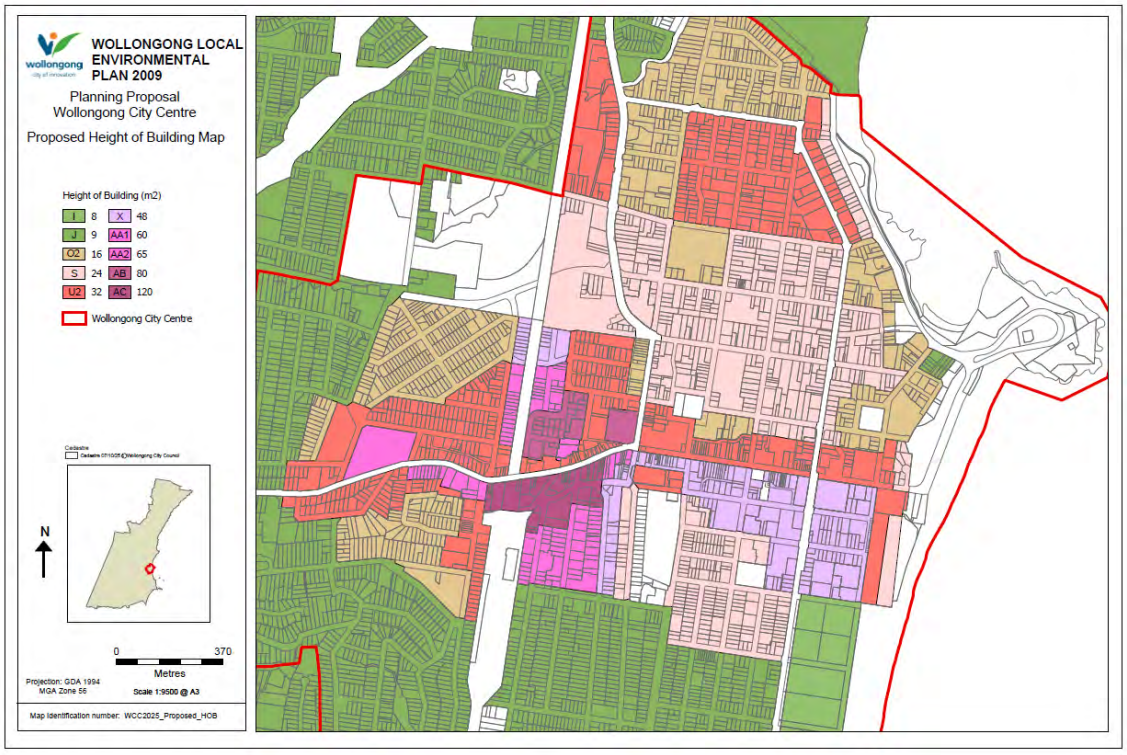


Figure 10 – Proposed Height of Buildings Map

7. Amend Cl 8.4 Minimum building street frontage and Cl 7.14 Minimum site width

Clause ***8.4 Minimum building street frontage***, requires that development in the Wollongong City Centre occur on sites which have a street frontage width of at least 20 metres. The consent authority may give consent to development if it is of the opinion that it is not physically possible for the building to be erected with at least one street frontage of 20 metres or more.

The intent of the control as it is currently written is primarily to promote the "efficient" use of land. The consequence of the control is that redevelopment of lots with a frontage of less than 20m is unlikely to occur, and instead, these lots are amalgamated to provide for the required frontage width. In addition to this constraint, Cl ***4.4A Floor space ratio – Wollongong city centre*** also incentivises amalgamation by offering bonus FSR to sites with a frontage of 20m or more.

The proposed changes to active frontage controls (mapping under C l7.19) will result in residential flat buildings being no longer restricted by Cl 7.13 in the MU1 Mixed Use zone. The development of residential flat buildings is currently restricted to sites with a minimum site width of 24m under Cl ***7.14 – Minimum site width.*** C l7.14 does not currently reference Shop top housing.

Strategic Justification/Merit

The analysis undertaken in the development of the UDF found that:

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- General development controls don't respond to the character and historic qualities of places in the City Centre

The UDF included an objective for Built Form controls to support '*An attractive and diverse city in a unique natural and historic setting where renewal at all scales is encouraged and this creates an interesting built fabric'.* Direction 4 aims to '*Grow a legible city that supports a distinctive and evolving character*, and the UD Framework Strategy *4.1 Plan for diversity in form and renewal at all scales*.

Nearly half the sites across the City Centre E2 Commercial Centre and MU1 Mixed Use zones have street frontages less than 20m. Under Cl 8.4 these sites are restricted from being renewed at their fine grain scale. The fine grain lot and building pattern in the Commercial Centre of the City Centre was identified in the UDF as a key contributor to vibrancy, supporting small cafes and bars as well as unique small business offerings. The enforced erosion of this fine grain does not support UDF *Strategy 4.1 Plan for diversity in form and renewal at all scales.*

Buildings outside the E2 Commercial Centre zone (within MU1 Mixed Use and E3 Productivity Support) are better located within a landscaped setting with more generous setbacks. The Wollongong DCP 2009 prescribes side setback controls of 3m for commercial and non-habitable residential uses up to 24m high in the City Centre MU1 and E3 zones. For habitable residential uses up to 24m high this setback increases to 6m. These controls reduce the percentage of possible ground floor footprint and require a wider site width as compared with what is possible for a commercial use in the E2 Commercial Centre zone. In the MU1 Mixed Use zone, these setbacks provide opportunities for visual breaks, more landscaping and better permeability. In the E3 zone, setback controls are complementary to the larger hardstand and manoeuvring areas typical of uses permitted in the Land Use Table of this zone.

Proposed amendments to Wollongong Local Environmental Plan 2009

It is proposed to amend Clause ***8.4 Minimum building street frontage*** to enable opportunities for finer grain development on small sites within the Wollongong City Centre E2 Commercial Centre zone.

Whilst removing the restriction on the fine grain lots in the E2 Commercial Centre zone is in alignment with the strategic intent of the UDF, it is proposed to retain the restriction on sites in the MU1 Mixed Use and E3 Productivity Support zones, where amalgamation is in alignment with the efficient development of the land and more suited to the desired development outcomes and precinct character. The term 'street frontage' has been replaced by 'site width at the front building line' to ensure that the control is relevant to the primary building envelope and street frontage.

It is also proposed to amend Clause ***7.14 Minimum site width*** to eliminate any confusion and inconsistencies regarding the meaning of "minimum building street frontage" and "minimum site width" engendered by Clauses 8.4 and 7.14. The minimum site width for residential flat buildings is also proposed to be amended from 24m to 21m to bring it into alignment with provisions of SEPP (Housing) 2021 Chapter 5 Transport Oriented Development. This amendment will open up more sites for the development of medium to high density housing.

Suggested Drafting Instructions

Add wording in *red italics* and delete wording in ~~red strikethrough~~ in Clause ***8.4 Minimum building street frontage***

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8.4 Minimum site width ~~building street~~ ~~frontage~~ in ~~Zone E2 Commercial Centre,~~ Zone MU1 Mixed Use and Zone E3 Productivity Support

(1) The objective of this clause is to:

a) ensure that buildings ~~have~~ are located on sites with a minimum site width at the front building line to provide for the efficient development of land and design of buildings.

(2) Development consent must not be granted to the erection of a building that does not have ~~at least one street frontage~~ a minimum site width measured at the front building line of 20 metres or more on land within ~~Zone E2 Commercial Centre,~~ Zone E3 Productivity Support and ~~or~~ Zone MU1 Mixed Use.

(3) Despite subclause (2), the consent authority may grant consent to the erection of a building on land referred to in that subclause if it is of the opinion that it is not reasonably practicable for the building to be erected with ~~at least one street frontage~~ a minimum site width measured at the front building line of 20 metres or more, and:

i. the scale and height of proposed development is compatible with the character of the locality, and

ii. there will be no significant adverse impact on the amenity of any existing nearby development.

Add wording in *red italics* and delete wording in ~~red strikethrough~~ in Clause ***7.14 Minimum site width:***

7.14 Minimum site width for multi-dwelling housing, residential flat buildings and shop-top housing

1) Development consent must not be granted for development for the purposes of multi dwelling housing unless the site ~~area~~ on which the development is to be carried out has a ~~dimension~~ site width of at least 18 metres measured at the front building line.

2) Development consent must not be granted for development for the purposes of a residential flat building or shop-top housing unless the site ~~area~~ on which the development is to be carried out has a ~~dimension~~ site width of at least ~~24~~ 21 metres measured at the front building line.

8. Amend Cl 8.6 Building separation within Zone E2 Commercial Centre or Zone MU1 Mixed Use

Clause ***8.6 Building separation within Zone E2 Commercial Centre or Zone MU1 Mixed Use***, aims to ensure sufficient separation of buildings within employment and mixed use zones in the Wollongong City Centre for reasons of visual appearance, privacy, and solar access.

Sufficient building separation is required both for the benefit of building users and for the public domain. It provides for: urban amenity by providing light, air, privacy, and preserving views; and good urban design by creating character and rhythm in the streetscape.

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In residential development separation allows residents within an apartment development and on adjacent properties to use their private spaces with a reasonable level of visual privacy. It balances the need for views and outlook with the need for privacy.

Strategic Merit/Justification

The UDF analysis identified that '*the planning controls do not provide clear guidance for development to deliver the intended built outcomes for the City'* In some cases this was exacerbated by controls in the LEP which conflicted with those in higher order planning policy (SEPPs) or more detailed place based policy (DCPs). *Direction 5.1 Develop controls that ensure slender tower forms, appropriate separation and consistent setbacks seeks (amongst other things) to resolve the conflicts between building separation controls in the LEP and those in the Apartment Design Guideline (triggered under SEPP (Housing) 2021) and the DCP Chapter D13 Wollongong City Centre (relating to side setbacks, street frontage heights and setbacks and through-site links)*.

The provisions in the current Wollongong LEP 2009 Cl 8.6 relate to both commercial development and residential development (including residential flat buildings and shop top housing).

State Environmental Planning Policy (Housing) 2021 prescribes that applications for residential apartment development consider the Apartment Design Guide (ADG). The ADG prevails over the DCP in relation to a range of matters, including visual privacy.

At present the Wollongong LEP 2009 Cl 8.6 (3) imposes building separation requirements for residential buildings that are inconsistent with visual privacy separation distances in the ADG. This conflict generally results in applicants submitting variation requests under Cl 4.6 Exceptions to development standards to vary the LEP separation requirements. The UDF recommended that building separation requirements should align with the Apartment Design Guide for residential development and reflect a minimum 6m from side and rear boundaries for commercial uses above street frontage height in the commercial centre.

Cl 8.6 (2)(a) currently enforces a continuous street wall in the MU1 Mixed Use zone where the desired outcome, as outlined in the DCP, is to have side setbacks. Within the E2 Commercial Centre zone, the clause also requires a variation where development seeks to improve permeability by providing a through-site link at ground. It is proposed to remove part (a) of Cl 8.6 (2).

Proposed changes to Wollongong LEP 2009

Remove building separation provisions that apply to residential development in Zone E2 Commercial Centre and Zone MU1 Mixed Use in Wollongong City Centre, and rely on the provisions of the ADG to be considered by the consent authority.

Remove the requirement for zero separation at the ground floor as it contradicts side setback requirements in the Zone MU1 Mixed Use and complicates approval of developments proposing through-site links in the Zone E2 Commercial Centre.

Include a note clarifying that separation from "any other building" includes sites adjoining and across a road or laneway. The separation across a road is consistent with the proposed setbacks contained in the draft Wollongong City Centre DCP Chapter.

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Suggested Drafting

Remove subclause (2) (a) and (3) from Clause ***8.6 Building separation within Zone E2 Commercial Centre and Zone MU1 Mixed Use***. Add a note clarifying the term separation from "any other building".

The clause will still require commercial buildings to be separated above the street frontage height.

The proposed changes are indicated by adding text in *red italics* and deleting text in ~~red strikethrough~~ as follows: light, air, privacy, and preserving views; and good urban design by creating character and rhythm in the streetscape

8.6 Building separation within Zone E2 Commercial Centre and Zone MU1 Mixed Use

(1) The objective of this clause is to ensure sufficient separation of buildings for reasons of visual appearance, privacy, ventilation, view preservation, wind mitigation and solar access to buildings and the public domain.

(2) This clause applies to all development in Zone E2 Commercial Centre and Zone MU1 Mixed Use excluding ***residential flat buildings*** *and the residential component of* ***shop-top housing*** *development.*

*~~(2)~~**(3)** Buildings on land within Zone E2 Commercial Centre and Zone MU1 Mixed Use must be erected so that—*

~~(a) there is no separation between neighbouring buildings up to the street frontage height of the relevant building or up to 24 metres above ground level whichever is the lesser, and~~

(a) there is a distance of at least 12 metres from any other building above the street frontage height and less than 45 metres above ground level, and

(b) there is a distance of at least 28 metres from any other building at 45 metres or higher above ground level.

~~(3) Despite subclause (2), if a building contains a dwelling, all habitable parts of the dwelling including any balcony must not be less than—~~

~~(a) 20 metres from any habitable part of a dwelling contained in any other building, and~~

~~(b) 16 metres from any other part of any other building.~~

(4) For the purposes of this clause, a separate tower or other raised part of the same building is taken to be a separate building.

(5) In this clause—

street frontage height *means the height of that part of a building that is built to the street alignment.*

any other building *means any building on any surrounding site, including sites not adjoining the subject site, and including sites located across a road reserve from the subject site.*

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9. Amend Cl 8.3 Sun plane protection

Clause *8.3 Sun plane protection* protects a number of specified public open spaces from overshadowing during specific times. The control works by restricting the height of buildings on sites where a building extending to the mapped LEP height of building limit would cause overshadowing to the protected space. Development to which this clause applies is prohibited if it results in a building projecting above a sun plane protection control set out in this clause. Currently this clause protects four (4) City Centre public spaces from overshadowing - MacCabe Park, Civic Square, Pioneer Park and Market Square. The existing protected areas (coloured) and the sites where the controls apply (yellow) are shown in Figure 11.

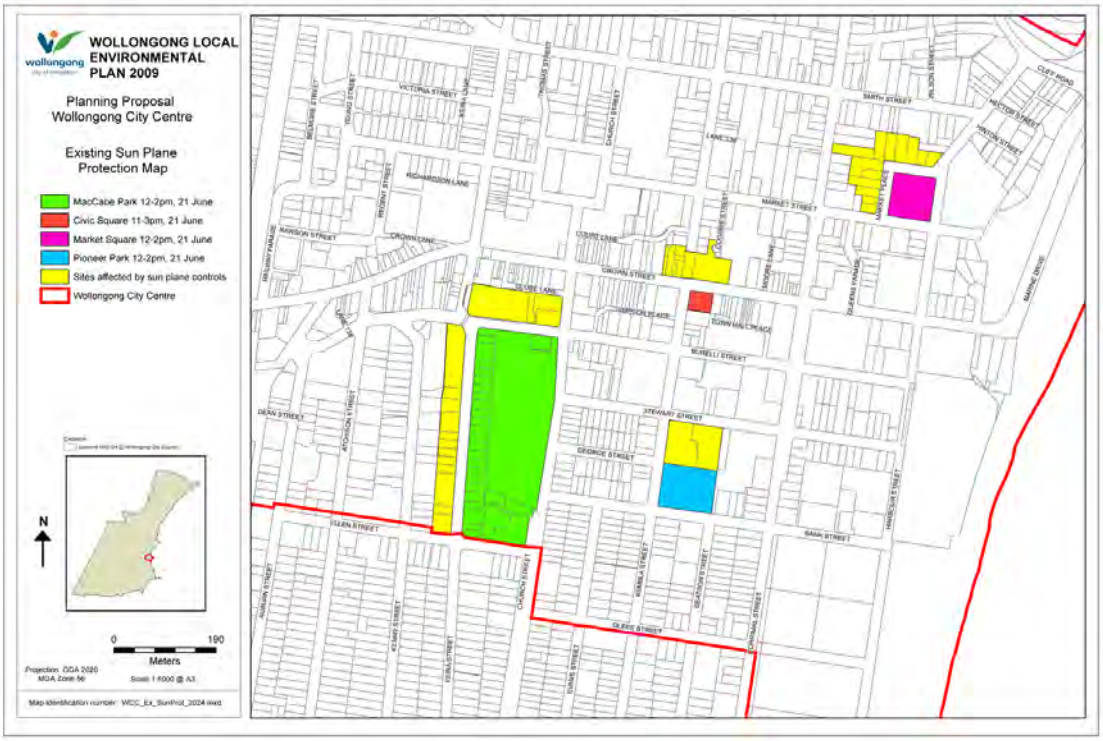


Figure 11 - Existing Sun Plane Protection Map

Strategic Merit/Justification

UDF Strategy *9.1 Protect sunlight to key public spaces to maximise amenity* outlines the need for robust sun plane controls and nominates their locations.

Good solar access is a key contributor to the amenity of public spaces and streets, particularly during winter. Solar access to vegetation in parks and open spaces is also important to ensure its ongoing health and minimise the need for reactive maintenance and replacement of plants and turf. Planning controls should ensure sufficient sunlight access to key public spaces at all times of the year during key times in the day when the spaces are likely to be most utilised, such as lunchtime hours.

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As the population of Wollongong City Centre continues to grow, there is an increasing need for quality public open space and also the potential for greater overshadowing from taller new development.

New controls within the SEPP (Housing) 2021 to incentivise affordable housing and the introduction of the Housing Delivery Authority State Significant Development and concurrent rezoning pathway add a layer of complexity to planning for solar access.

The existing Sun Plane Protection controls in Wollongong LEP apply to sites where a development extending to the HOB limit would create overshadowing to protected spaces (lots mapped yellow in Figure 11). The introduction of planning pathways which enable development taller than the HOB limits outside those mapped areas open up the possibility of overshadowing, and make redundant the compliance of development within the mapped areas. It is necessary to provide sun plane protection benefitting public open spaces to ensure any incentive-based height increases do not result in overshadowing at key times.

The intent and efficacy of the existing sun plane protection controls to protected parks and public spaces were reviewed by Architectus in the development of the UDF. Key issues with the existing controls included:

- The limitation of restricting application of the clause to mapped lots, when overshadowing was possible from development outside these areas
- Misalignments between the extent of area mapped as protected and the areas actually protected by the formula in the LEP clause
- The lack of reference to the hours and dates for protection in the written clause
- The limitation of the hours of protection of the mapped protected areas referring to 21 June and not accounting for solstice periods
- Some important public spaces in the City Centre are not protected from overshadowing

The analysis showed that there is an opportunity to refine the existing controls applying to the four (4) public open spaces, and to apply similar provisions to three (3) additional public spaces.

The three additional public spaces proposed for sun plane protection are:

- Arts Precinct: 9am - 3pm
- Crown Street Mall: 12pm - 2pm
- Church Street (Mall): 11am - 1pm

The revised sun planes represent current best practice. The planes were substantiated through survey of the node locations (usually the corners of the public open spaces) and detailed 3D modelling of the planes in the City Centre Model. An example of the 3D model of a sun plane is included in Figure 12.

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Figure 12 – MaCabe Park Sun Plane shown in City Centre 3D model

Proposed Amendments to Wollongong Local Environmental Plan 2009 (Sun Plane Protection)

It is proposed to amend Clause 8.3 Sun plane protection to ensure that:

- Key public open spaces potentially overshadowed by buildings are protected by sun access planes during critical time periods;

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- Sun access plane descriptions in Wollongong LEP 2009 are revised to ensure improved accuracy in determining locations and surface heights of the planes;
- Sun access planes are constructed as a consolidated set of connected planes so that there are no gaps or overlaps between separate planes protecting the same space; and
- The ‘sites affected’ (yellow mapping) notations are removed from the mapping to ensure the planes are considered on all relevant sites.

The aim of the proposed sun access planes is to define the three-dimensional boundary where built form will affect the overshadowing of a protected site, year round. Due to this, the sun angles used need to account not only for the winter solstice but also for an equinox, and the summer solstice. This ensures that sites are protected all year. This leads to 'tails' at the start and end of some sun access planes, where the sun angles are noticeably steeper. These tails are shown as planes v and vi in Figure 13.

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Figure 13 MacCabe Park Sun Plane contour diagram

The proposed changes are summarised below. Reference should be made to the *Appendix 3 – Sun Plane Protection: Supporting technical documentation* for a detailed rationale and the technical analysis that informs the amended controls.

Suggested Drafting Instructions

Suggested drafting for the sun plane controls is provided below under the proposed amendment to the clause and new Schedule 7 provision. This drafting is based on the technical data within Appendix 3 – Sun Plane Protection: Supporting technical documentation of this planning proposal. The descriptions in Wollongong LEP 2009 are to accurately reflect the technical detail and coordinates of the diagrams for each Sun Plane.

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In summary, this requires that Clauses 8.3(4) to 8.3(11) and the Sun Plane Protection Map are revised to achieve the protection for parks and public spaces as described below:

- MacCabe Park - Intended period of protection 12noon - 2pm, all year
- Civic Square - Intended period of protection 11am-3pm, all year
- Pioneer Park - Intended period of protection 12noon - 2pm, all year
- Market Square - Intended period of protection 12noon - 2pm, all year
- Crown Street Mall - Intended period of protection 12noon - 2pm, all year
- Church Street (Mall) - Intended period of protection 11am - 1pm, all year
- Arts Precinct Lawn - Intended period of protection 9am - 3pm, all year

In accordance with the current provisions of the LEP in Clause 4.6(8)(ca), the sun plane controls are not subject to variation under Wollongong LEP 2009 Clause 4.6 Exceptions to development standards.

The proposed changes are indicated by adding text in *red italics* and deleting text in ~~red strikethrough~~ as follows:

8.3 Sun plane protection

(1) The objective of this clause is to protect *and improve sunlight access to specified public open space:* ~~*from excessive overshadowing by restricting the height of buildings*~~

a) throughout the year, and;

b) during periods in the day when these spaces are most used, and;

c) for periods sufficient to support the healthy growth and maintenance of landscaping and vegetation.

(2) This clause applies to land in the Wollongong City Centre ~~*coloured yellow on the Sun Plane Protection Map*~~

(3) This clause applies to the sun access planes described in Schedule 7 affecting the following places during the specified dates and times. These places are also mapped on the Sun Plane Protection Map—

Place	***Period of Protection***	***Times of Protection***
MacCabe Park	*All year*	*12 noon – 2pm*
Civic Square	*All year*	*11am – 3pm*
Market Square	*All year*	*12 noon – 2pm*
Pioneer Park	*All year*	*12 noon – 2pm*
Crown Street Mall	*All year*	*12 noon – 2pm*
Church Street (Mall)	*All year*	*11am – 1pm*
Arts Precinct Lawn	*All year*	*9am – 3pm*

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(~~3~~4) Development on land to which this clause applies is prohibited if the development results in any part of a building projecting above a sun access *plane control set out in this clause and described in Schedule 7.*

(4) Despite subclause (3), the consent authority may grant development consent to development for the purpose of maintaining or refurbishing an existing building that projects higher than part of the relevant sun access plane if the maintenance or refurbishment does not result in the building projecting further above the sun access plane.

*~~(4) **MacCabe Park** The sun access control for MacCabe Park protects the location The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "MacCabe Park" Burelli Street" is—~~*

~~(a) 32 metres above the point, or~~

~~(b) if the point is within 26.4 metres of the boundary of Burelli Street—16 +(0.6061xD) metres above the point,~~

~~where D is the shortest distance in metres between the point and the boundary of Burelli Street.~~

~~(5) The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "MacCabe Park—Keira Street" is—~~

~~(a) 24 metres above the point, or~~

~~(b) if the point is within 4.4 metres of the boundary of Keira Street—20 + (0.9091 x D) metres above the point,~~

~~where D is the shortest distance in metres between the point and the boundary of Keira Street.~~

*~~(6) **Civic Square** The sun access control for Civic Square protects the location The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Civic Square" is—~~*

~~(a) 32 metres above the point, or~~

~~(b) if the point is within 30.6 metres of the boundary of Crown Street 12 + (0.6535 x D) metres above the point,~~

~~where D is the shortest distance in metres between the point and the boundary of Crown Street.~~

*~~(7) **Pioneer Park** The sun access control for Pioneer Park protects the location any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Pioneer Park" is—~~*

~~(a) 24 metres above the point, or~~

~~(b) if the point is within 19 metres of the boundary of Pioneer Park—16 + (0.6154 x (D-6)) metres above the point,~~

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~~*where **D** is the shortest distance in metres between the point and the boundary of Pioneer Park.*~~

~~*(8) **Market Square** The sun access control for Market Square protects the location for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Market Square" – North" is –*~~

~~*(a) 16 metres above the point, or*~~

~~*(b) if the point is within 10.6 metres of the northern boundary of Market Place – 12 + ((0.6061 x (D-4)) metres above the point,*~~

~~*where **D** is the shortest distance in metres between the point and the northern boundary of Market Place.*~~

~~*(9) The sun access control for any point on land shown coloured yellow on the Sun Plane Protection Map and marked "Market Square – West" is –*~~

~~*(a) 16 metres above the point, or*~~

~~*(b) if the point is within 9.4 metres of the western boundary of Market Place – 12 + (0.7407 x (D-4)) metres above the point,*~~

~~*where **D** is the shortest distance in metres between the point and the western boundary of Market Place.*~~

~~*(10) If a calculation for a sun access control for a point gives a figure of zero or less, the sun access control is taken to be at the same height as the point.*~~

~~*(11) A reference in this clause to a **point on land** means a point at ground level (existing) on the land.*~~

~~*(12) This clause does not apply to development if it is the refurbishment of a building.*~~

Insert Schedule 7 into the Wollongong LEP 2009 and include the following:

Part 1 Interpretation

1 Description of sun access planes

In this Schedule, each sun access plane is described in one of the following ways—

(a) the sun access plane extends in a strip to the edge of the land to which this Plan applies ascending as one moves back from the front of the plane, where the front of the plane is a line between two specified points (X and Y) and the sides of the plane extend towards the sky from those points along a specified horizontal bearing (B) and vertical angle (V),

(b) the sun access plane extends from a point (A, B, C or D) with the sides of the triangular plane extending towards the sky from the point along two rays, where ray 1 is given by specified horizontal bearing (H1) and vertical angle (V1) and ray 2 is given by specified horizontal bearing (H2) and vertical angle (V2).

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The aim of the sun access planes is to define the boundary where built form will affect the overshadowing of a protected site, year round. Due to this, the sun angles used need to account not only for the winter solstice but also for an equinox (in this instance Spring, 23 September) and the summer solstice (21 December) in order to ensure that sites are protected all year. This leads to 'tails' at the start and end of some sun access planes, where the sun angles are noticeably steeper. Where this is applicable, it has been noted.

2 Measurement of sun access planes

In this Schedule—

(a) coordinates are Map Grid of Australia 2020 coordinates, and

(b) horizontal bearings are measured from true north, and

(c) vertical angles are measured above horizontal, and

(d) heights (RLs) are on the Australian Height Datum (AHD) in metres.

The following suggested drafting for MacCabe Park Sun Plane is based on the technical data in Appendix 3.

Part 2 MacCabe Park Sun Plane

Plane 2i

Plane (i) is constructed by joining Ray A1 to Ray A2

A is a point at 306552.032E, 6188554.169N, RL10.751

Ray A1

H1 is 359.52°

V1 is 32.14°

Ray A2

H2 is 329.05°

V2 is 25.32°

Plane 2ii

Plane (ii) is constructed by joining Ray A2 to Ray B1

A is a point at 306552.032E, 6188554.169N, RL10.751

Ray A2

H1 is 329.05°

V1 is 25.32°

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B is a point at 306404.275E, 6188573.489N, RL 11.731

Ray B1

H2 is 329.05°

V2 is 25.32°

Plane 2iii

Plane (iii) is constructed by joining Ray B1 to Ray C1

B is a point at 306404.275E, 6188573.489N, RL 11.731

Ray B1

H1 is 329.05°

V1 is 25.32°

C is a point at 306401.06E, 6188570.861N, RL 11.458

Ray C1

H2 is 329.05°

V2 is 25.32°

Plane iv

Plane (iv) is constructed by joining Ray C1 to Ray D1

C is a point at 306401.06E, 6188570.861N, RL 11.458

Ray C1

H1 is 329.05°

V1 is 25.32°

D is a point at 306371.857E, 6188191.497N, RL 7.637

Ray D1

H2 is 329.05°

V2 is 25.32°

Plane v

Plane (v) is constructed by joining Ray D1 to Ray D2

D is a point at 306371.857E, 6188191.497N, RL 7.637

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Ray D1

H1 is 329.05°

V1 is 25.32°

Ray D2

H2 is 311.05°

V2 is 44.07°

Plane vi

Plane (vi) is constructed by joining Ray D2 to Ray D3

D is a point at 306371.857E, 6188191.497N, RL 7.637

Ray D2

H1 is 311.05°

V1 is 44.07°

Ray D3

H2 is 283.52°

V2 is 60.59°

It is suggested that clauses for the remaining sun planes listed following are to be drafted in the same manner as MacCabe Park Sun Plane, using the data in Appendix 3.

Part 3 Civic Square Sun Plane

Part 4 Market Square Sun Plane

Part 5 Pioneer Park Sun Plane

Part 6 Crown Street Mall Sun Plane

Part 7 Church Street (Mall) Sun Plane

Part 8 Arts Precinct Lawn Sun Plane

Amend Sun Plane Protection Map in Wollongong LEP 2009 as shown in Figure 14.

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Figure 14 – Proposed Sun plane protection map

10. Amend Schedule 5 Local Heritage Listings and the Heritage Map to add 'Group of Commercial Buildings on Keira Street', at 100-120 Keira Street

On 21 September 2020, Council adopted the Wollongong City Centre Urban Design Framework (UDF). One of the outcomes of the UDF was a recommendation to review the heritage listings and character buildings within the City Centre as part of the preparation of a new draft Planning Strategy.

As a key recommendation of the UDF, a Heritage Study was undertaken in relation to the heritage significance and values of the City Centre. The Wollongong City Centre Heritage Study was adopted in 2022 and recommended that a number of additional sites and parts of buildings be listed as heritage items in the Wollongong Local Environmental Plan 2009. On 12 August 2022, the planning proposal was finalised and Schedule 5 of the Wollongong LEP 2009 was amended to include an additional 13 heritage items within the Wollongong City Centre.

The item known as 'Group of Commercial Buildings on Keira Street', at 100-120 Keria Street was identified as a potential heritage item in the City Centre Heritage Study.

Consultation was undertaken with the property owner and Transport NSW due to an identified Road Widening Order on a portion of the site, in relation to the proposed listing. This consultation highlighted some errors within the cadastral system and required further clarification and guidance from Transport NSW. The errors relate to discrepancies relating to the status of property titles connected to a proposed road widening and associated ownership details. It has become apparent

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that no affected properties had been acquired by Transport for NSW for road widening. This error now requires correction and updates to the Wollongong LEP Height, Zoning, FSR and Land Acquisition Reservation Maps to ensure consistency across the site. These amendments are listed under item 11.

The item known as 'Group of Commercial Shops on Keira Street' at 100-120 Keira Street is now proposed to be listed on Schedule 5 of the Wollongong LEP 2009.

The additional item will also require an update to the LEP Heritage Maps to include a map of the proposed heritage curtilage.

Strategic Justification/Merit

The Wollongong City Centre Urban Design Framework puts forward a policy framework to shape positive change in the City Centre. Heritage and Character buildings were identified in the Framework, including the subject sites at 100-120 Keira Street. The framework specifically sets out initiatives required to identify and manage the significant heritage values of the City Centre. The City Centre Heritage Study was prepared an outcome of these recommendations and directly aligns with Strategy 4.3 (see Figure 1).

The LPP considered a report on the Strategic Merit of the proposed heritage listed of the 'Group of Shops on Keira Street' as part of the City Centre Heritage Study and associated planning proposal to list 18 additional items on 19 March 2021 and provided the following recommendation:

The Panel determined to advise Council that the draft Planning Proposal PP-2020/8 for the Wollongong City Centre Heritage Review has strategic merit and should be progressed.

The Panel gives due consideration to the Wollongong City Centre Heritage Study, and is generally supportive of the recommendations. However the Panel suggests that the proposed listing of the dwelling houses at 3 and 11 Hercules Street should be revisited given the current controls (zoning, height and FSR) of the area. The Panel is also of the view that the heritage listings should ideally be considered concurrently with draft Wollongong City Centre Planning Proposal, so that the heritage items are consider in the context of the urban framework. In the alternate, the draft Wollongong City Centre Planning Proposal should be revisited to have regard to this Planning Proposal.

This report also directly responds to the delivery of Goal 2 We have well planned, connected, and liveable places, in Our Wollongong 2035 - Community Strategic Plan, and specifically strategy 2.7 *Develop and implement programs and projects that achieve proactive heritage management, education and promotion.*

It also specifically delivers on Wollongong Heritage Strategy and Implementation Plan 2023-2027 - Strategy 2 *Maintain an up to date list of heritage items* and Action 2.1 in the Implementation Plan "Finalise Stage 2 of the Wollongong Heritage Schedule and update the State Heritage Inventory accordingly."

The draft State Heritage Inventory Form supporting the proposed listing is included at *Appendix 6 – Group of Commercial Buildings on Keira Street - SHI Form.*

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Proposed amendments to Wollongong Local Environmental Plan 2009

Amend Schedule 5 to add 'Group of Commercial Buildings on Keira Street', at 100-120 Keira Street

Suggested Drafting Instructions

Amend Schedule 5 Environmental Heritage Part 1 Heritage items to add in the relevant order:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Wollongong	Group of Commercial Shops on Keira Street	100-120 Keira Street	Part of Lot 1 DP 129003, Part of Lot 2 Sec B DP 9874, Part of Lot 3, DP 217310 and Part of Lots 4,5 & 6 DP 577095 and Lots 4, 5, 6 and 7 DP 528468	Local	xxx

Amend the Heritage Map to incorporate the subject site as shown in



Figure 15.

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Figure 15 Heritage Map showing proposed heritage curtilage for 'Group of Commercial Buildings on Keira Street'

11. Map Amendments associated with 100-120 Keria Street including Zoning, Height of Building, Floorspace and Land Reservation Acquisition.

Consultation regarding the proposed heritage listing was undertaken with the property owner and Transport NSW due to an identified Road Widening Order on a portion of the site. This consultation highlighted some errors within the cadastral system and required further clarification and guidance from Transport NSW. The errors relate to discrepancies relating to the status of property titles connected to a proposed road widening and associated ownership details.

Council received clarification on the land ownership and legal property descriptions from Transport NSW. The State Government has confirmed that the cadastral system was incorrect and no lots had been acquired by Transport NSW for road widening, nor are they required for road widening. Council's mapping system is based on the State Government data and the LEP controls for the subject site corresponded with the Road Widening Order, which required parts of the item to be zoned SP2 Infrastructure (as a future road reserve) and also impacted the FSR and height limit controls, which do not apply to SP2 zoned land.

Therefore a range of LEP amendments are required to correct the zoning, land acquisition map, FSR and Height Maps to align with the corrected data and reflect the existing planning controls in place across the site. The removal of the land reservation is dealt with under item 12. The amendment of the land zone map is dealt with under item 1. The amendment to the Height of Building map is dealt with under item 6.

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Proposed Amendments to Wollongong Local Environmental Plan

- Amend the For Space Ratio Map: Amend the map to extend the existing 1.5:1 FSR control to the full extent of Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3 DP 217310 and Lot 4 DP 577095

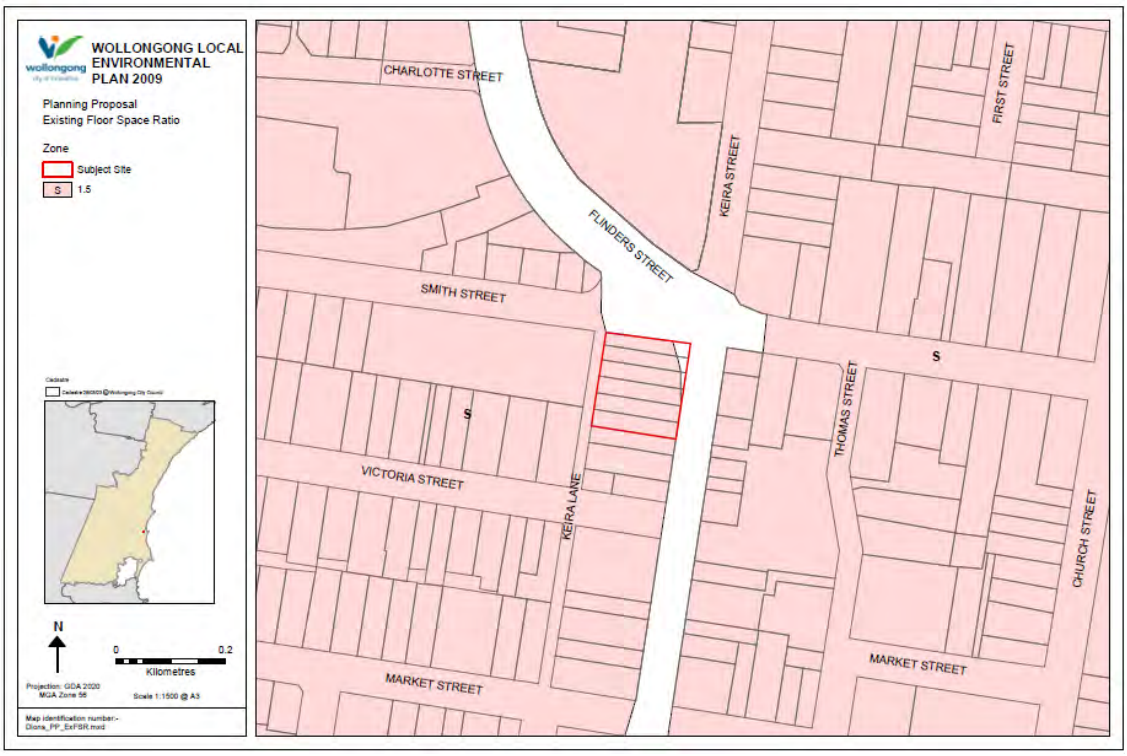


Figure 16 - Existing Floor Space Ratio Map

Suggested Drafting

Map amendments as follows:

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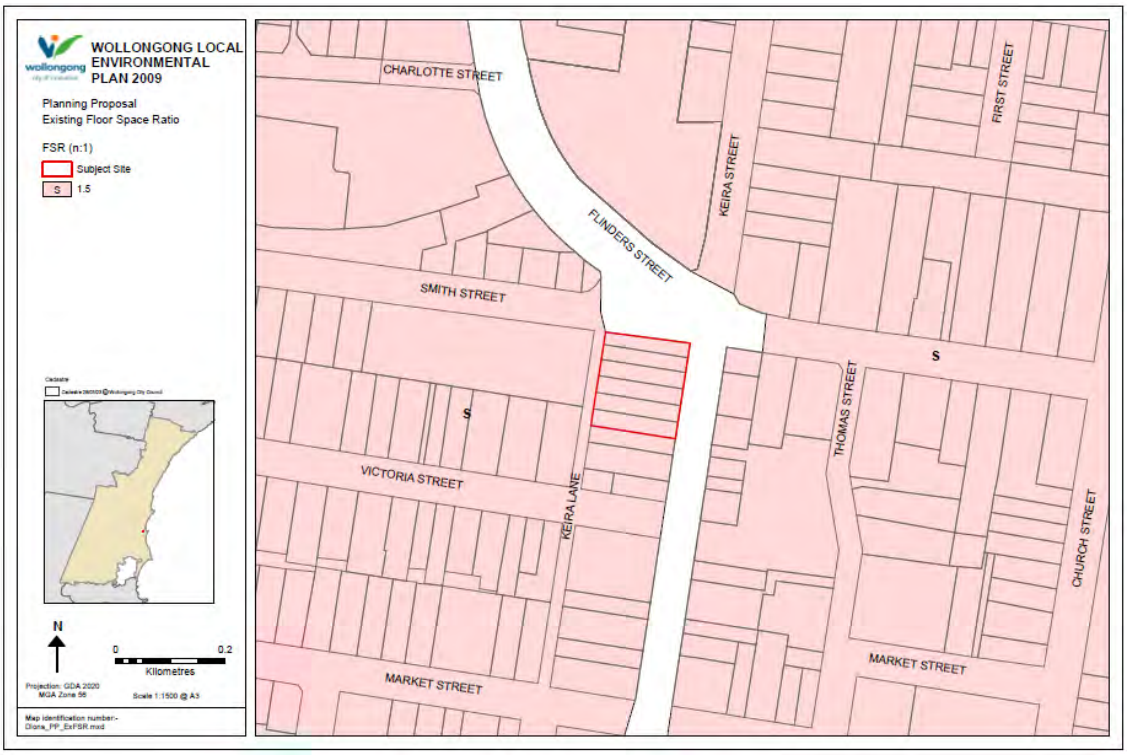


Figure 17 – Proposed Floorspace Ratio Map

MISCELLANEOUS "HOUSEKEEPING" AMENDMENTS

12. Amend Land Reservation Acquisition Map

The Land Reservation Acquisition Map identifies land intended to be acquired for a public purpose (Figure 18).

Part 5 Miscellaneous Provisions Clause ***5.1 Relevant acquisition authority*** identifies the agency responsible for the acquisition.

Clause 5.1A limits development on land intended to be acquired for a public purpose, as identified on the Land Reservation Acquisition Map, specified in the Table within Clause 5.1A, and that has not yet been acquired by Council.

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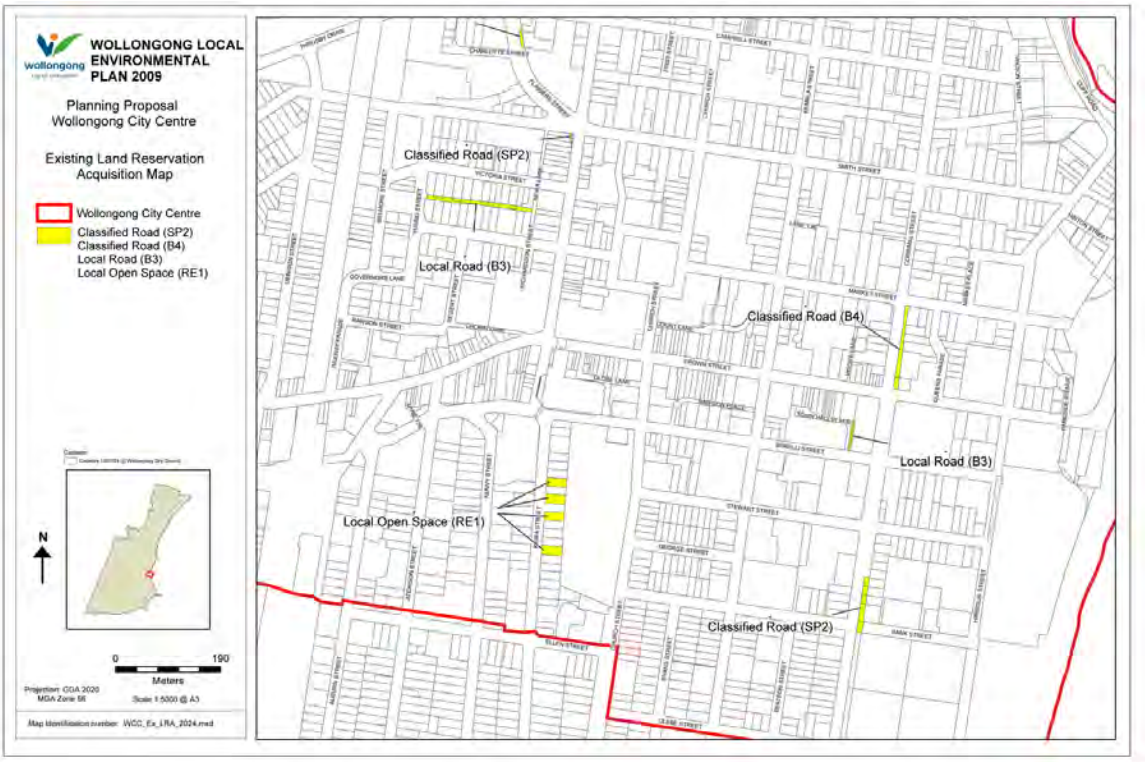


Figure 18 Existing Land Reservation Acquisition Map

The following properties have been acquired within the existing Wollongong City Centre in recent years, and are proposed to be removed from the Land Reservation Acquisition Map. Refer to the Map Book in *Appendix 2 – LEP Maps: Existing and Proposed.*

Table 2 - Lots already acquired and proposed to be removed from the Land Reservation Acquisition Map

Address	Lot DP	Acquired by
263 Keira Street, Wollongong (MacCabe Park)	Lot 2 DP 153132	Council
275 Keira Street, Wollongong (MacCabe Park)	Lot 1 DP 152048	Council
Widening of Town Hall Place adjacent to 51 Crown Street, Wollongong	Now Road reserve	Council
Widening of Corrimal Street adjacent to: • 119 Corrimal Street, Wollongong • 121-125 Corrimal Street, Wollongong • 17 Market Street, Wollongong	Now Road reserve	Transport for NSW

The following properties have not been acquired, and are no longer required for acquisition.

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Table 3 – Lots no longer required for acquisition, to be removed from the Land Reservation Acquisition Map

Address	Lot DP	Reason
Widening of Keira Street, Wollongong, adjacent to 100, 102-104, 106-108 Keira Street, Wollongong	Lot 1 DP 129003, Lot 2 Sec B DP 9874, Lot 3 DP 217310 and Lot 4 DP 577095	Not required by Transport for NSW or Council

Suggested Drafting Instructions

The Land Reservation Acquisition Map be amended by removing the land listed in the above Table.

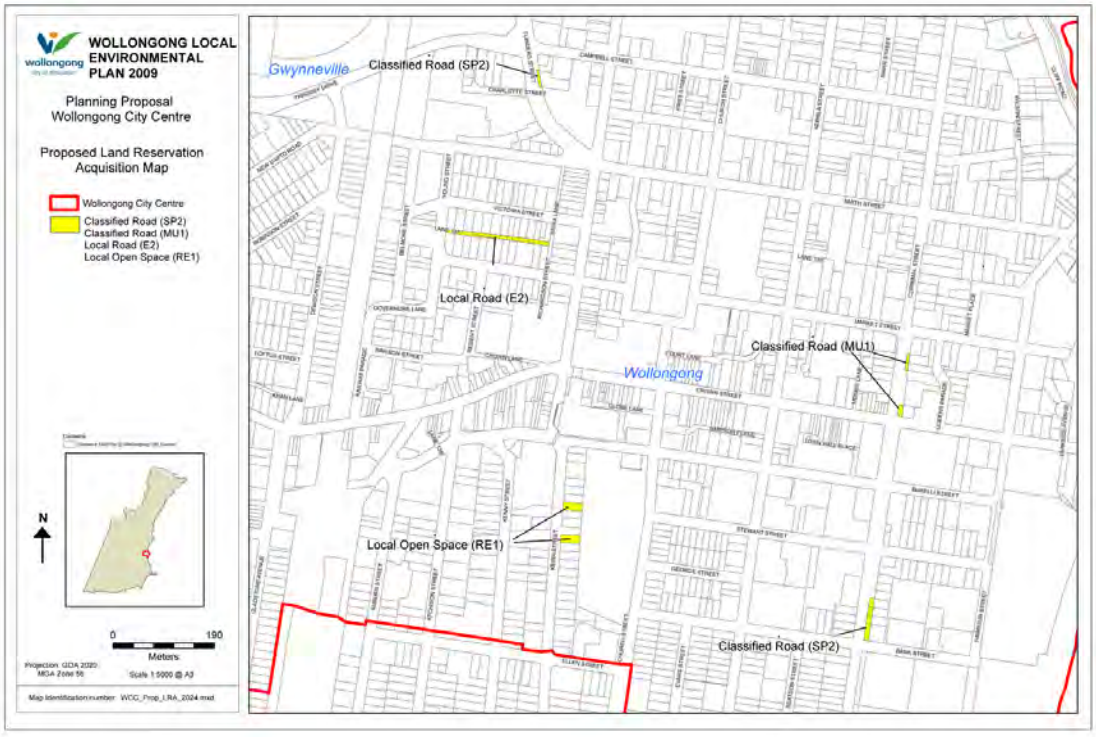


Figure 19 - Proposed Land Reservation Acquisition Map

13. Amend Natural Resource Sensitivity – Biodiversity Map

The dunal vegetation on the City Beach foreshore is currently mapped on the Natural Resource Sensitivity – Biodiversity Map (Figure 17) as containing the MU50 Beach Sands Spinifex and MU45 Coastal Sand Scrub, Endangered Ecological Communities. The mapping was prepared in 2002 through the Bioregional Assessment Study – Native Vegetation of the Illawarra Escarpment and Coastal Plain (DECCCW 2002). The mapping no longer reflects the extent of the vegetation community, for example it reflects the existence of the former Wollongong Surf Club (demolished in 2003) and extends on to Marine Drive in places.

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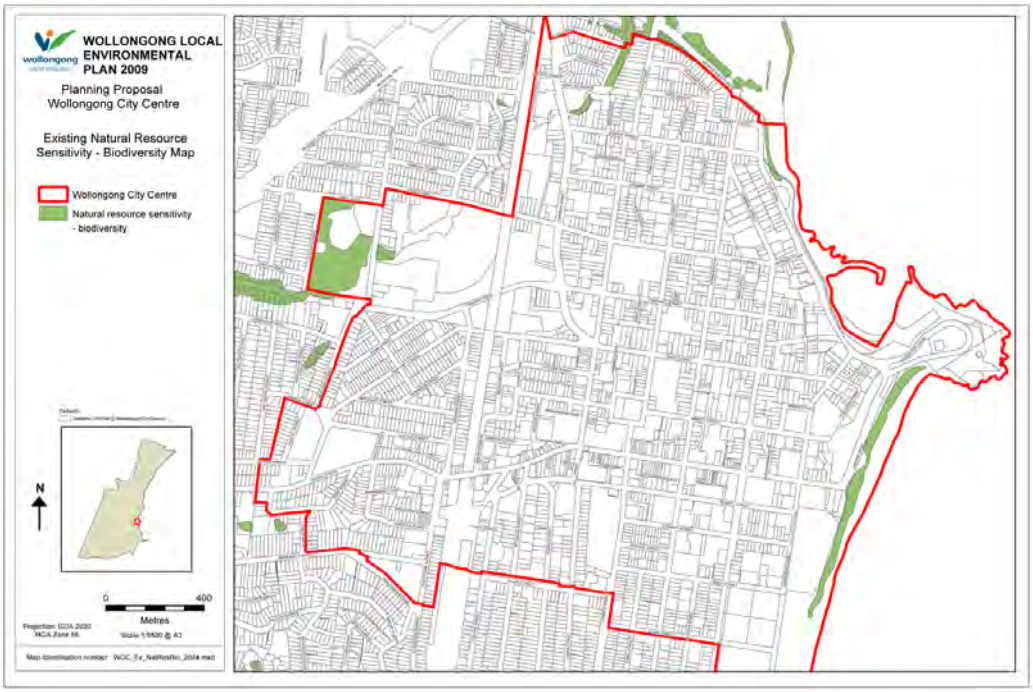


Figure 20 Existing Natural Resource Sensitivity – Biodiversity Map

2001 Air Photo	2024 Air Photo
	

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Figure 21 City Beach Air Photo Comparison 2001 and 2024

As part of the preparation of the Planning Proposal a vegetation survey has been conducted to better define the boundaries of the vegetation community. The proposed revised map is shown in Figure 24. The coastal vegetation community is transient in nature, being washed away in coastal storms and then re-establishing. It has also been cleared and re-established.



Figure 22 2003 View of City Beach

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Figure 23 City Beach Vegetation Communities

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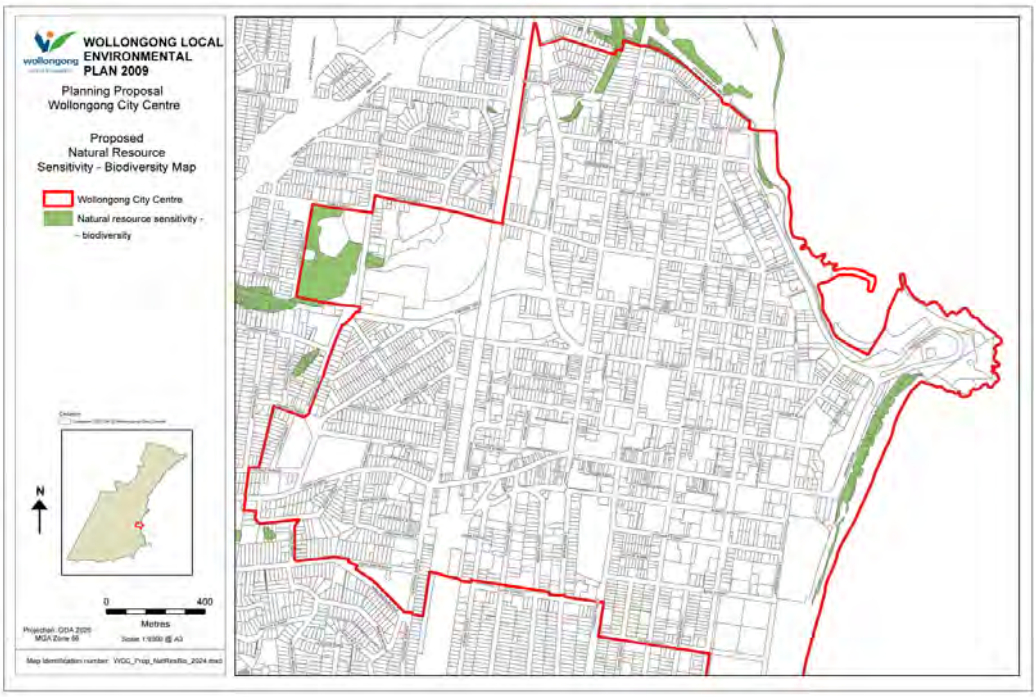


Figure 24 Proposed Natural Resource Sensitivity – Biodiversity Map

14. Amend Cl 1.8A Savings provision relating to development applications

Clause 1.8A Savings provisions relating to development applications, of the Wollongong LEP 2009 enable development applications lodged prior to the commencement of an LEP amendment to continue to be assessed under the existing LEP controls. It is proposed to add the City Centre LEP amendment to this list, to enable a period of transition between the current and future controls.

Suggested Drafting Instructions

Include the following wording in clause 1.8A (2) after "(Amendment 19)":

> *"or Wollongong Local Environmental Plan 2009 (Amendment XX)"*

Part 3 – Justification

Section A – Need for the Planning Proposal

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

The planning proposal is the outcome of the following strategic studies and reports:

***A City for People: Wollongong Public Spaces Public Life* (2016)**

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In 2014, Wollongong City Council committed to commence a review of the Revitalising Wollongong City Centre Strategy (2007) and its associated suite of planning controls. To inform the review of the Revitalisation Strategy, Council engaged Gehl Architects and McGregor Coxall to partner in the preparation of a Public Spaces and Public Life Study.

The resulting Study sets a City-wide vision for the future - a people-oriented, sustainable and liveable city.

The Study establishes 12 vision statements under four themes to support growth towards this vision:

1 Celebrate the uniqueness
2 Develop a human scale city
3 Grow a living city
4 Create an accessible, pedestrian friendly city

The City for People Study provides a strong direction for Wollongong, with a clear focus on people, experience of the public domain, and design quality. The need to undertake a planning and design review of the city and its controls to achieve the vision was identified.

***Wollongong City Centre Urban Design Framework* (2020)**

An Urban Design Framework for the Wollongong City Centre has been prepared by Architectus and Andrew Burns Architects as the next step in implementing “A City for People”. This planning proposal is the first stage of the implementation of the recommendations of the Urban Design Framework (UDF 2020).

The UDF includes the following components and methodology:

1 Urban Design Analysis

An understanding of the physical attributes of the City Centre was established. Opportunities and constraints were recorded as key findings.

2 Testing the existing controls

To understand the impact of the existing planning controls (LEP and DCP) on delivering the vision and capacity for the city, a 3D model of the City Centre was built. The model excluded sites which were identified as constrained and less likely to redevelop, including recently constructed (within five years), existing heritage items, existing residential subject to strata over five (5) storeys, existing commercial over 10 storeys, special uses and recreational land, and isolated lots. Remaining lots were modelled under an amalgamated scenario to achieve minimum lot frontage and lot size dimensions.

3 Precinct Analysis

The City Centre was divided into nine (9) precincts. Detailed analysis, observation and research was used to establish the character of eight (8) of the precincts. Strengths and weaknesses in the current land use, built form and public domain were identified, and the capacity of the existing controls to support the character of each precinct was determined.

4 Key Findings

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Following urban design testing and analysis, a series of key land use, built form and public domain key findings were identified.

5 Developing the Urban Design Framework and Recommendations

Based on the key findings for the City Centre, land use, built form and public domain scenarios were tested to address the key findings.

6 Objectives

High-level objectives relating to land use, built form and public domain were prepared. These objectives were identified following the City Centre and precinct-wide analysis as a result of the key findings in each area.

7 Directions and Strategies

The Urban Design Framework includes directions to achieve the objectives. To achieve the directions, the framework outlines strategies.

8 Recommendations for Implementation

Key recommendations for implementation which include policies and legislation that need to be made or amended; supporting studies recommended to be undertaken, the next steps for engagement and consultation. This includes recommendations for LEP and DCP controls.

9 Structure Plan

A structure plan incorporates the strategies for land use, built form and public domain and connections.

10 Precinct Visions

Desired future character statements were developed for each precinct. Proposed changes to controls were analysed at precinct scale for their capacity to support the desired future character and deliver high quality places for people within the City Centre.

The actions and directions, strategies and recommendations in the UDF relevant to the amendments in this Planning Proposal are outlined in Appendix 5.

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Informing document: Wollongong City Centre Planning Review: Economic Analysis (2019)

SGS Economics and Planning undertook theoretical capacity testing, development feasibility testing, and forecasting and testing of potential feasibility levers to inform the development of the Urban Design Framework and proposed amendments to the LEP and DCP.

Under the existing planning controls there is significant capacity (1.3 million square metres) for development within the City Centre. However, limited feasibility of commercial development is a significant barrier for commercial growth. Based on SGS findings, demand for commercial floor space significantly exceeds feasible capacity.

Using the residual land value model to test feasibility, SGS found that residential shop top housing is the most feasible development type in the City Centre business zones. This results in residential and mixed use development being the predominant development type in the City Centre, which has potential to constrain future commercial development.

SGS found that barriers to feasibility include increased construction costs associated with taller buildings, estimated land acquisition costs, high construction costs associated with basement car-parking, risk in the DA process, and the development contributions levy.

SGS has determined that if the dominant mixed use development scenario was to continue unheeded, there would be a net loss of 45,000 square metres of commercial floor space in the City Centre. This is under the assumption that existing commercial would be redeveloped to shop top housing, in line with the dominant trend and permissibility of shop top housing in the E2 Commercial Centre zone. This is a significant issue as commercial floor space is required to support the economic role of Wollongong.

SGS identified that the requirement for active ground floor uses across the City Centre has the potential to result in an oversupply of retail floor space.

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

The Planning Proposal is the only means of achieving the objectives and intended outcomes.

Section B – Relationship to strategic planning framework

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

<u>The Illawarra-Shoalhaven Regional Plan 2041</u>

The Planning Proposal is consistent with the following objectives within the Illawarra Shoalhaven Regional Plan 2041.

The Illawarra-Shoalhaven Regional Plan provides a clear direction for planning and development over the next 20 years in the Wollongong City Centre and surrounding region. This document identifies the Wollongong City Centre together with the university and TAFE campuses as Metro Wollongong. Metro Wollongong is the heart of the Illawarra Shoalhaven region. It has a key role in attracting investment, providing employment, being a hub for cultural and creative endeavours, and providing housing in a higher density setting.

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Objective 1 Strengthen Metro Wollongong as a connected, innovative and progressive city of the Regional Plan speaks directly to the role of the Wollongong City Centre Urban Design Framework and Planning Review to inform ongoing strategic planning.

The Planning Proposal specifically delivers on Strategies 1.1., 1.2, 1.3, and 1.5

Strategy 1.1 Continue to strengthen Metro Wollongong through local strategic planning such as Wollongong City Council's Urban Design Framework. Strategic planning and local plans should consider opportunities to:

- create a permeable and connected pedestrian network
- encourage a diversity of housing including affordable housing and student housing around commercial priority areas
- elevate the importance of design quality and design excellence outcomes
- utilise green infrastructure to create a green network of open spaces
- activate public domain to support investment and renewal.

Strategy 1.2 Continue to strengthen Metro Wollongong's commercial function through local strategic planning such as Wollongong City Centre Planning Review.

Strategic planning and local plans should consider opportunities to:

- prioritise jobs growth and a resilient Commercial Core by safeguarding land for commercial, job-generating development
- strengthen and simplify planning controls to promote a diversity of buildings that respond to people and place, define the city's skyline and create streets that are scaled for people
- develop active city streets that retain local character and support flexibility to the changing retail environment
- encourage the temporary use of vacant properties to help with street activation.

Strategy 1.3 Continue to revitalise and activate the Sports and Entertainment Precinct and foreshore in local strategic planning and local plans such as Wollongong City Council's Urban Design Framework and precinct planning in collaboration with state agencies.

Strategic planning and local plans should consider opportunities to:

- improve the visual and physical access to the foreshore, including improving the pedestrian interface with the WEC, WIN Stadium, the beach and Lang Park
- encourage broader uses of the Precinct during times outside of events
- better utilise the WEC and WIN Stadium
- improve access to public and active transport networks including links to Wollongong Train Station and event transport
- embrace the location's environmental setting by protecting key views, improving and activating public spaces and managing exposure to climate hazards.

Strategy 1.5 Continue to strengthen connectivity in Metro Wollongong in local strategic planning and local plans such as Wollongong City Council's Urban Design Framework, Pedestrian Plan and Access and Movement for People Strategy.

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Strategic planning and local plans should consider opportunities to:

- collaborate between Council and state government agencies
- activate entrances to Wollongong Train Station and improve place-making at Lowden Square and on Crown Street
- balance the needs of pedestrians and vehicle traffic through the West Crown and Keira Street corridor to create a vibrant and iconic intersection
- promote walking and cycling through enhancements such as improved wayfinding, amenities and safety
- promote the redevelopment and increased densities within walking distance to Wollongong Train Station
- integrate bus services with other modes including park and ride facilities, and opportunities for car, bike and scooter sharing services
- consider opportunities for innovative mobility changes including electric vehicles and autonomous bus systems.

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

The planning proposal has consistency with Council's key strategic plans including the Community Strategic Plan 2035, Local Strategic Planning Statement 2025-2045, Retail and Business Centres Strategy 2023 and Housing Strategy 2023.

Our Wollongong 2035 Community Strategic Plan

The proposal is consistent with the Community Strategic Plan's goals particularly that of:

Goal 1 We are a sustainable and climate resilient city

The proposed amended planning controls to include better consideration of ecologically sustainable development, provide measures for energy performance and transition selected development types to being all electric.

- 1.5 Work together to achieve net zero greenhouse gas emissions, and mitigate the impacts of climate change.

Goal 2 We have well planned, connected, and liveable places

The proposal seeks to remove the restriction on residential at the ground floor in the Mixed Use zone. This will enable the development of residential flat buildings and multi-dwelling housing in this area.

- 2.4 Housing provides choice, affordability, and liveability for our diverse community.

The proposed amended planning controls to include better consideration of ecologically sustainable development, provide measures for energy performance and transition selected development types to being all electric. The proposal also seeks to enhance the quality of our public open spaces through overshadowing controls.

- 2.2 Facilitate ecologically sustainable development that considers the current and future needs of our community and environment.

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Proposed heritage listing of sites at Keira St enables their ongoing protection

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

Pedestrian permeability is enabled through the removal of restrictions created by continuous street frontage requirements throughout the Commercial Centre and Mixed Use zone.

- 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.

Refined and new sun plane controls ensure the ongoing amenity and viability of key public spaces

- 2.14 Plan and deliver an accessible, safe, clean and inviting public domain

Goal 3 We foster a diverse economy, and we value innovation, culture, and creativity

The proposal seeks to strengthen the important economic role of the City Centre via a range of land use amendments and incentive provisions.

- 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
- 3.4 Continue to build Wollongong CBD as a vibrant employment precinct with an active evening economy.

The proposed amended planning controls to include better consideration of ecologically sustainable development, provide measures for energy performance and transition selected development types to being all electric.

- 3.6 We are leaders in sustainable industries and support a transition to a low-carbon and clean energy future.

The Proposal seeks to recognise the specific qualities of our precincts and places, and increase development's response to these contexts though additional consideration of Public Art. It also seeks to enable support the growth of facilities in Tourist zones and hotel and motel accommodation across the City Centre.

- 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.

Goal 4 We have a healthy, respectful, and inclusive community

Refined and new sun plane controls ensure the ongoing amenity and viability of key public spaces, including supporting the growth and health of turf and vegetation.

- 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.

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Local Strategic Planning Statement 2025-2045

Planning Priority	Considerations	Response
Sustainable and resilient		
1. We rehabilitate and protect natural environments and ecosystems	Preservation and improvement of natural environments through the management and restoration of natural areas. Conserve endangered ecological communities and threatened species. Coastal management, floodplain risk management and stormwater management.	The proposal is generally consistent with the Strategic planning priority. The Planning Proposal includes an amendment to the Natural Resource Sensitivity – Biodiversity Map within the City Centre Boundary as the existing map no longer reflects the extent of the dunal vegetation. A revised map is proposed to more accurately define the boundaries of the vegetation community. The proposal is not expected to inhibit the ability to apply key plans to be delivered.
2. We are resilient to climate risks and environmental hazards	Ensure our urban areas are resilient, thrive in ideal conditions, adapt to change and survive and recover from extreme events to reduce the risks to our community from environmental hazards. Avoid intensification in flood-prone, bushfire-prone and coastal hazard areas and align with relevant guidelines and policies. Support net-zero targets and renewable energy transition.	The proposal is generally consistent with the Strategic planning priority. A City for People looked forward to the City Centre being a 'people orientated, sustainable and liveable city.' The UDF reinforced the need for development controls to be informed by context, including environmental hazards and future climate. Flooding has been a consideration when undertaking analysis. The proposal does not intensify development in flood prone land or coastal hazard areas. The proposal seeks to empower community action in relation to reductions in stationary energy to meet the community's net zero 2050 goals. The proposal includes amendments to the design excellence cause to clearly outline matters of consideration in relation to ecologically sustainable development. The proposal is supported by revised DCP Environmental management controls, including requirements for development to transition away from the use of fossil fuel gas.
3. We have access to green and healthy urban open spaces and streets	Provide and utilise green and healthy open spaces and streets to offset the impacts of urban heat island effects and improve amenity and community wellbeing. Ensure community access to high amenity natural and urban green space and utilise our existing open spaces and streets creatively to maximise urban greening and community recreation.	The proposal is generally consistent with the Strategic planning priority. The City Centre UDF sought to create a green network of open spaces for a sustainable, healthy and attractive city, and protect solar access to key public spaces to maximise amenity. The proposal protects the amenity and vegetation of 4 key green open spaces in the City Centre through refined and new sun plane controls. The planning proposal is supported by a comprehensive review of Chapter D13 which supports to the solar protection of

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		public open spaces and includes setback controls to deliver improved street tree canopy.
Liveable and connected		
4. The natural, built and cultural context informs the design of places and buildings.	Respect the natural and cultural landscapes and environments with the Wollongong Local Government Area. Enable development which recognises and responds to environmental conditions, landscape character, heritage, and cultural values	The proposal is generally consistent with the Strategic planning priority. The City Centre UDF included a number of strategies to embed a contextual understanding the planning controls governing development. The UDF sought to promote commercial diversity in buildings while protecting the character of historic retail streets and precincts. Proposed active frontage controls The supporting DCP also introduces clear view controls to significant landscape and places of cultural value.
5. We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future.	Strategic planning provides the ability to deliver diverse and high-quality housing to meet the needs of our growing community. Housing should be suitable at all price points and created with community well-being and sustainable development in mind.	The proposal is generally consistent with the Strategic planning priority. The proposal is not expected to inhibit the ability to apply key plans to be delivered, which include the Wollongong Affordable Housing Contributions Scheme. The planning proposal seeks to enable diverse housing in Wollongong City Centre. Additional residential flat building development will be unlocked on narrower sites (21m min). The mixed-use are surrounding the City Centre is proposed to expand. Residential flat buildings and multi dwelling housing will be permitted in the Mixed Use zone where an active frontage does not apply. In addition to increasing floor area for housing, this will enable more ground floor dwellings, potentially increasing options for those seeking accessible and family friendly dwellings.
6. The network of Centres provides for the needs of our community	City, town and village centres meet the needs of the community and support creativity, economic growth, sustainability and social well-being.	The proposal is generally consistent with the Strategic planning priority. The planning proposal seeks to deliver on a range of actions identified in the City Centre UDF to ensure the City Centre fulfils its role as the Regional capital – including concentrating and incentivising commercial activity in the core; enabling active and diverse retail streets; protecting public open spaces from overshadowing; supporting public art; facilitating increased street tree canopy and improving the design quality and sustainability of buildings.
7. Transport options are safe, reliable and accessible	Transport networks enable a shift in transport modes from private vehicles to public and active transport to reduce greenhouse gas	The proposal is generally consistent with the Strategic planning priority. The proposed land use changes and mapped active frontage controls seek to

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	emissions, urban heat, travel times and poor health outcomes, while increasing social and economic participation and street safety. Land use and transport planning is integrated to ensure infrastructure is maximised to support growth in well serviced locations.	concentrate commercial activity across a smaller, walkable area. The amendments to the building separation controls seek to make the provision of through site links simpler. The planning proposal is supported by a comprehensive review of DCP chapter D13. DCP controls promote pedestrian permeability by protecting existing links and proposing new connections and reinforcing ground floor setback controls to assist in the provision of wider a pedestrian streets.
8. The city reflects the creativity, history, identity of our people; invitees community participation, and contributes to a diverse economy	Enable development that responds to the cultural history of place and promotes ongoing engagement through restoration, interpretation and creative expression	The planning proposal is generally consistent with this planning priority. A City for People sought to celebrate the unique qualities of Wollongong City Centre's built heritage and natural context. The planning proposal is supported by the City Centre Heritage Study and includes a proposed heritage item. Key public open spaces used for events and cultural expression are proposed to be protected through new and refined controls to prevent overshadowing. The proposal is supported by revised view controls in DCP Chapter D13 which protect views to significant natural and built features.
Productive and vibrant		
9. Employment generating uses are prioritised in Centres and Industrial areas.	Plan for employment generating uses to support local and regional employment enhance Wollongong's economy and provide goods and services to the community. Protect and retain diverse industrial land and enable its productivity and ability to cater to emerging industries. Support the role of existing and planned centres as defined through the Retail and Business Centres Hierarchy.	The proposal is generally consistent with the Strategic planning priority. The City Centre UDF sought to prioritise jobs growth and establish a resilient commercial core. The Planning Proposal enables this through the tightening of the Commercial Centre zone; the requirement to maintain the existing quantum of non-residential floorspace on redevelopment; and the delaying of development contributions payments for large commercial office development. In addition, amendments to the design excellence clause are proposed to introduce floorspace and height bonuses for hotel and motel accommodation and function centres.
10. The freight network is efficient, from international trade to the last mile	Ensure transport corridors link freight to ports, airports, retail centres and employment lands to promote economic and industrial growth. Freight Transport corridors should be resilient to environmental hazards and have appropriate	The proposal is not inconsistent with the Strategic planning priority. The proposal will not impact on local and/or regional freight networks.

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	capacity while avoiding incompatible land uses.	
11. Port Kembla's industrial precinct and Port are a hub for economic growth, employment and innovation.	Recognise, retain, and promote the Port of Port Kembla and surrounds as an area of significant economic importance focused on employment generation in heavy industry, port operations and clean energy investment	The proposal is not inconsistent with the Strategic planning priority. It is not considered that the proposed changes impact on the planning, functioning and operation of the Port Kembla industrial precinct.
12. The growing visitor economy celebrates natural and cultural assets.	Grow the visitor economy of the Wollongong LGA through attracting more major events and tourism infrastructure to increase visitation rates while caring for our natural and cultural assets.	The proposal is generally consistent with the Strategic planning priority. The proposal includes height and floorspace bonuses for hotel and motel accommodation and function centres to incentive the development of tourism uses. The proposal seeks to protect built assets through heritage listing and key public open space assets through overshadowing controls. The proposal is supported by revised view controls in DCP Chapter D13 which protect views to significant natural and built features.

Wollongong Retail and Business Centres Strategy

The Wollongong Retail and Business Centres Strategy was adopted by Council on 20 March 2023 and endorsed by DPHI on 27 July 2023. The Strategy was developed in collaboration with SGS Planning and Economics who provided informing papers across a number of topics.

The objective of the Wollongong Retail and Business Centres Strategy (the Strategy) is for Council to gain an understanding of the current and future retail, commercial and urban service needs of the LGA, in order to appropriately deliver more sustainable local employment opportunities, economic productivity and convenient access to goods and services for an increasing and evolving population.

The Strategy confirmed that overall, Wollongong's Centres have sufficient retail supply to meet current demand. Our Centres also have a generous amount of feasible development capacity to allow retail businesses to grow in response to increased demand, far exceeding what is needed to meet the 2041 forecast.

The Strategy also found that Centre zoning boundaries do not always reflect the functional boundaries of our Centres. There is a need to protect existing supply in some locations where it is located on land zoned residential on the fringe of Centres. There is also a need to reduce business zoning in some Centres where the requirement for ground floor commercial and retail uses is spread too far to be sustained by current or future demand.

Community consultation conducted to inform the Strategy found that 'a mix of uses' was the community's most valued attribute of a Centre.

With specific relevance to the Wollongong City Centre, and the amendments to planning controls recommended through the UDF, the Strategy noted that Wollongong City Centre is our highest order Centre, and much of the high-quality office space needed to deliver on our jobs target is expected to be accommodated within it. To attract these jobs to Wollongong City Centre requires a work precinct with a distinctly commercial sense of address and strong networking opportunities amongst allied businesses. The City Centre has strong retail demand but suffers from dispersed

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retail activity due to the large size of the commercial and mixed use zones and the requirement for non-residential ground floors throughout that large area.

The work to inform the strategy tested the proposed objectives of the UDF to amend Land Use boundaries, protect commercial supply and tighten the retail core. The resultant recommendations included:

- *Deprioritise residential development in the Commercial Core*: it is reasonable and appropriate for Council to be deprioritising residential development within the B3 Commercial Core, specifically to -
    - Prevent the loss of commercial floor space in the commercial core
    - Avoid vertical mixed use (apartments on top of office space) in the commercial core
    - Provide defined areas where medium and large-scale commercial outcomes are incentivised to provide a critical mass of commercial activity. Consider how conference and hospitality uses in proximity can complement this outcome
- *Tighten and focus the retail core*: the success of retail facilities is predicated on the concept of co-location and density that leads to activated streets with high volumes of pedestrian traffic. Such concentrated activity also leaves Council with a more focused task of improving the public realm in those targeted locations. The economic reality of the contemporary retail industry is that demand for retail goods and services is limited. An oversupply of floor space can lead to a dispersal and dilution of retail activity -
    - Reduce the area where ground floor employment activity is mandated, to ensure ground floor activation is concentrated in strategic locations in the City Centre, and those core locations are frequently refreshed
- *Facilitate diverse land use outcomes and leverage the City's assets*: commercial development is not the only non-residential floor space type that has a role in bringing vitality to the City Centre -
    - Commit to the broadening of jobs growth to include non-office activities in and around the commercial core. Diversification of land use should be wider than just residential, retail and office space
    - Consider how City Centre cultural facilities can integrate better with public open space, pedestrian networks and complementary retail food offerings

Wollongong Housing Strategy 2023

The Wollongong Housing Strategy was adopted by Council on 27 February 2023 and endorsed by DPHI on 17 July 2023.

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

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

The Housing Strategy outlines a vision for Housing in the LGA. This includes the following, relating to the Wollongong City Centre:

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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.

Several strategies outlined in the document apply to the City Centre, including:

- CW5: Provide residential units in the Wollongong City Centre, appropriately designed and located, having regard to other functions of the City Centre
- L6: Wollongong – increase development potential in some locations surrounding the existing Wollongong City Centre. The boundaries are to be defined
- L7: Review the R1 General Residential zone which surrounds the Wollongong City Centre –rezone to a mix of R2, R3 and R4
- S1: Wollongong City Centre surrounding precincts – review planning controls
- LZN3: Review the R1 General Residential zone which surrounds the Wollongong City Centre – rezone to a mix of R2, R3 and R4

The Strategy also notes the role of the Urban Design Framework in informing strategic merit and consistency for future planning proposals.

Q5: Is the planning proposal consistent with any other applicable State and regional studies or strategies?

The planning proposal is not known to be inconsistent with any State and Regional studies and strategies

Q6: Is the planning proposal consistent with applicable SEPPs?

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

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

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

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

Section C – Environmental, social and economic impact

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

The Planning Proposal relates to an existing business precinct in a substantially built-up area. As such, the Planning Proposal is unlikely to adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats.

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

It is unlikely that the proposed amendments to Wollongong LEP 2009 will result in development creating any environmental effects that cannot be controlled. It is envisaged that proposed controls will in fact provide a positive contribution to the environmental conditions in Wollongong City Centre.

The proposed revisions to sun plane protection controls will serve to ensure good sunlight access to existing and proposed public parks and public spaces in perpetuity. Other than making these desirable places for recreational activities, this will ensure the healthy growth of trees, grass and other vegetation.

Q10: Has the planning proposal adequately addressed any social and economic effects?

The implementation of the proposed controls in the Planning Proposal will have a significant positive and direct impact on the economic growth and social outcomes within the Wollongong City Centre and the Illawarra Shoalhaven Region.

Positive economic impacts include supporting employment growth and focussing business and retail activity in the City Centre.

Social outcomes will be supported through the protection of employment floor space, expansion of the mixed use zone to promote varied residential neighbourhoods and the protection and enhancement of public open spaces through overshadowing controls.

Supporting employment growth

Residential is the most active property market in the Wollongong City Centre (where both residential and commercial development are allowed), which has the potential to constrain future commercial development if the majority of sites are developed as residential strata or if residential development 'prices' out commercial development.

Whilst there is enough feasible capacity under both the proposed and existing controls for commercial floor space to meet demand, it requires heavy cross-subsidisation from residential development to be feasible. Consequently, this would not facilitate the development of individual sites into A-Grade commercial floor space. Owing to its greater potential for profitability, the existing planning controls would likely result in the delivery of residential development to the detriment of commercial outcomes.

The significant increase in residential activity risks detracting from the character of the Wollongong City Centre as a business area, and by extension making it more difficult to attract commercial activity. These trends warrant a commercial centre zone where existing employment generating floor space is protected, and new floor space is incentivised.

The Planning Proposal largely does this by requiring the retention of at least the existing quantum of employment generating floor space, and offering incentives in the form of development contribution reductions. This is supported by DCP controls which reduce the requirement for car parking in office and business premise developments.

A focussed city centre and commercial core

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The permissibility and attractiveness of residential development highlights the need for the role of the Wollongong City Centre to be clearly articulated, particularly its economic role and function. The commercial focus of the objectives of the E2 Commercial Centre zone were galvanised through the Employment Zones Reform, when high density residential was removed as an objective. The Planning Proposal will complement this change by redefining the boundary of the E2 Commercial Centre zone and better identifying the retail core through mapped active frontage controls.

Section D – Infrastructure (Local, State and Commonwealth)

Q11: Is there adequate public infrastructure for the planning proposal?

The full range of utility services including electricity, telecommunications, water and sewer are all currently available across the Wollongong City Centre. It is expected that these services will be upgraded where required as individual development occurs.

Section E – State and Commonwealth interests

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

The Gateway determination will advise the full list of public authorities that will need to be consulted as part of the Planning Proposal process. It is requested that public authority consultation be undertaken concurrently with community consultation.

Public authority consultation will be as directed by the Gateway determination.

As part of the preparation and exhibition of the Urban Design Framework and the preparation of the Planning Proposal and DCP, Council has consulted with:

- Transport for NSW
- NSW Health
- NSW Department of Planning, Housing and Industry – Southern Western and Macarthur Region
- Venues NSW
- Homes NSW

These agencies and others will be further consulted during the exhibition process.

Part 4 – Mapping

The Map Book, shown at *Appendix 2 – LEP Maps*: Existing and Proposed includes maps for the purpose of public consultation. Where relevant, maps show existing controls and proposed controls.

Part 5 – Community Consultation

Public consultation will take place in accordance with the Gateway determination made in accordance with Division 3.4 of the *Environmental Planning & Assessment Act 1979*.

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A comprehensive package of documents including this Planning Proposal will be made available for the public exhibition and public agency consultation. This package includes supporting draft development control plan controls and proposed amendments to the City-Wide Development Contributions Plan.

Council will meet its statutory public exhibition and agency consultation requirements by placing public notices in the paper and providing documents on the Council website, with hard copies available at the Council's Customer Service Centre and selected libraries.

Council will engage through a range of media to seek comment and feedback from stakeholders including landowners, industry groups and the community on the suite of exhibition documents.

It is requested that the Planning Proposal be publicly exhibited for a period of 60 days to coincide with the exhibition of an accompanying draft DCP and amendments to the City-Wide Development Contributions Plan.

Public Exhibition

The Public Exhibition of the Planning Proposal accompanying draft DCP and supporting studies will include:

- *Hard copies at Council's Administration building and selected Libraries;*
- *An electronic copy on Council's website;*
- *An electronic copy on the NSW Planning Portal;*
- *Notification letters to surrounding and nearby property owners;*
- *Notification to relevant State agencies and other authorities as identified in the Gateway Determination.*

Part 6 – Projected Timeline

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

Action	Timeframe	Timeline
Consideration by Wollongong Local Planning Panel • Urban Design Framework • City Centre Heritage Listings • Tourism Accommodation Strategy	**Complete**	Complete
Consideration and decision by Council		27 October 2025
Submitted to Department of Planning, Industry and Environment for Gateway Determination		Max four (4) weeks from Council request seeking Gateway Determination
Gateway Determination	25 - 45 days	December 2025
Post Gateway / Pre-exhibition	Max 50 days	January 2026

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Action	Timeframe	Timeline
Commencement and completion of public exhibition period	Max 95 days	February 2026
Consideration of submissions		April 2026
Post exhibition review and additional studies		May 2026
Final Council Decision		June 2026
Submission to Department for finalisation	Max 55 days	June 2026
Notification of LEP amendment		July 2026

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

State Environmental Planning Policy		Compliance	Comment
SEPP	(Biodiversity and Conservation) 2021	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Exempt and Complying Development Codes) 2008	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Housing) 2021	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP. The planning proposal considers the interaction of the provisions in this SEPP with various proposed changes, this is particularly relevant to the provision of the Chapter 2 Affordable Housing including the infill affordable housing bonuses.
SEPP	(Industry and Employment) 2021	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Planning Systems) 2021	Not Applicable	
SEPP	(Precincts—Central River City) 2021	Not Applicable	
SEPP	(Precincts—Eastern Harbour City) 2021	Not Applicable	
SEPP	(Precincts—Regional) 2021	Not Applicable	
SEPP	(Precincts—Western Parkland City) 2021	Not Applicable	
SEPP	(Primary Production) 2021	Not Applicable	
SEPP	(Resilience and Hazards) 2021	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP. Development will need to meet the relevant requirements of Chapter 2 Coastal Management.
SEPP	(Resources and Energy) 2021	Not Applicable	
SEPP	(Sustainable Buildings) 2022	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Transport and Infrastructure) 2021	Consistent	The Planning Proposal does not contain provisions that will contradict or would hinder the application of the SEPP.

Deemed SEPPS (former Regional Plans)	Compliance	Comments

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Illawarra REP 1	Illawarra	Repealed within Wollongong	Not Applicable
Illawarra REP 2	Jamberoo	Does not apply to Wollongong	Not Applicable
Greater Metropolitan REP No.2	Georges River Catchment	Not Applicable	Not Applicable

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Table B - Checklist of Section 9.1 Ministerial Directions

	Compliance	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Consistent	The Direction indicates that a Planning Proposal must be consistent with a Regional Plan released by the Minister for Planning. The proposal is consistent with the objectives of the Illawarra Shoalhaven Plan 2041 as outlined within the Planning Proposal at Section B – Q4.
1.2 Development of Aboriginal Land Council Land	Not applicable	The Planning Proposal does not contain provisions that contradict or would hinder the application of this Direction.
1.3 Approval and Referral Requirements	Consistent	The proposal does not include new, or alter the provisions relating to, approval and referral requirements.
1.4 Site Specific Provisions	Not applicable	
1.4A Exclusions of Development Standards from Variation	Consistent	The Planning Proposal does not seek to introduce any additional exclusions of development standards from Variation. It is noted that CL 8.3 Sun Plane Protection is already referenced in Cl 4.6 (8) (ca).
Focus Area 1: Planning Systems – Place Based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not Applicable to Wollongong
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not Applicable to Wollongong
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not Applicable to Wollongong
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not Applicable to Wollongong
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not Applicable to Wollongong
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	Not Applicable to Wollongong
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not Applicable to Wollongong
1.12 Implementation of Planning	N/A	Not Applicable to Wollongong

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Principles for the Cooks Cove Precinct		
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not Applicable to Wollongong
1.14 Implementation of Greater Macarthur 2040	N/A	Not Applicable to Wollongong
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not applicable to Wollongong
1.16 North West Rail Link Corridor Strategy	N/A	Not applicable to Wollongong
1.17 Implementation of the Bays West Place Strategy	N/A	Not applicable to Wollongong
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Not applicable to Wollongong
1.19 Implementation of the Westmead Place Strategy	N/A	Not applicable to Wollongong
1.20 Implementation of the Camellia-Rosehill Place Strategy	N/A	Not applicable to Wollongong
1.21 Implementation of South West Growth Area Structure Plan	N/A	Not applicable to Wollongong
1.22 Implementation of the Cherrybrook Station Place Strategy	N/A	Not applicable to Wollongong
Focus Area 2: Design and Place		
[this focus area was blank when the directions were made]		
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Consistent	The objective of this Direction is to protect and conserve environmentally sensitive areas. The Planning Proposal includes an amendment to the Natural Resource Sensitivity – Biodiversity Map within the City Centre Boundary as the existing map no longer reflects the extent of the dunal vegetation. A revised map is proposed to more accurately define the boundaries of the vegetation community. The Planning Proposal does not apply to land within a conservation zone (C1, C2, C3 or C4) nor does it reduce any existing conservation standard that applies to the land.
3.2 Heritage Conservation	Not inconsistent	The objective this Direction is to conserve items, areas, objects and places of environmental heritage significance and Indigenous heritage significance. This Planning Proposal applies to existing heritage

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		items and land within an HCA (Market St) and proposes one new heritage listings. Proposed zoning changes are not expected to inhibit heritage conservation outcomes and the proposed listing will protect places of heritage value. Overall, the planning proposal is considered consistent with this direction.
3.3 Sydney Drinking Water Catchments	Direction does not apply	The site is not located within the Sydney drinking water catchment.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable to Wollongong.
3.5 Recreation Vehicle Areas	Direction does not apply	The Planning Proposal does not include provision that would enable the land to be developed for the purposes of a recreational vehicle area.
3.6 Strategic Conservation Planning	N/A	Not applicable to Wollongong.
3.7 Public Bushland	N/A	Not applicable to Wollongong.
3.8 Willandra Lakes Region	N/A	Not applicable to Wollongong.
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not applicable to Wollongong.
3.10 Water Catchment Protection	Direction does not apply	The Planning Proposal does not include land within or adjacent to prescribed regulated catchments.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Generally consistent Inconsistencies of minor significance	The subject area spans two Flood Precincts – Fairy and Cabbage Tree Creek Precinct generally north of Crown and Market Streets, and Wollongong City Flood Precinct, south of Crown and Market Streets. Council's response to the Direction is informed by and consistent with **(1) (a) to (d)**. The response is primarily informed by: • Fairy and Cabbage Tree Creeks Flood Study (2020) • Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (2024) • Wollongong City Flood Study (2019) • Wollongong City Floodplain Risk Management Study and Plan (2015) • Wollongong City Floodplain Risk Management Study and Plan (final draft report) (Sept 2025) The provisions of the Planning Proposal that are inconsistent with the Direction are of minor significance as determined by the relevant planning authority. These are discussed below. **Generally, for land proposed to be rezoned from E2 to MU1**

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		(2) The Planning Proposal is consistent with **(2)** as it does not rezone any land currently zoned for Recreation (RE), Rural (RU), Special Purposes (SP) or Conservation (C). **3(b)** Existing flood related controls within the WLEP and DCP will continue to apply, including an assessment against applicable impacts consistent with the requirements in **3(b).** **3(d)** The zone change is consistent with **3(d)** as it does not permit significant increase in the development and/or dwelling density of the land. The Planning Proposal does not seek any changes to the FSR or HOB maps in conjunction with the zone change. Due to clause 4.4A of the WLEP the maximum available FSR for land being rezoned from E2 to MU1 is reduced comparatively, noting this is dependent on lot characteristics and land use mix as set out in the table. Amendments to LEP Clause 8.6 Building Separation removing the requirement for no separation up to street frontage height further mitigates flood risk by potentially reducing the effective footprint of future development. **3(e)** The zone change is consistent with **3(e)**. Both the E2 and MU1 zones permit with consent centre-based childcare facilities, hostels, boarding houses, and respite day care centre. The change in zone does not permit with consent any additional uses listed being: group homes, hospitals, residential care facilities and seniors housing **3(f)** & **(h)** The zone change is consistent with **3(f)** and **3(h)** as it does not permit (with or without consent) development for the purposes of agriculture, hazardous industries or hazardous storage establishments. **3 (g)** The proposed rezoning provisions will not result in significantly increased requirements for government spending on services, mitigation and infrastructure. **For land south of Crown Street proposed to be rezoned from E2 to MU1** This area is located within the Wollongong City Catchment and is considered partly flood affected. Development under a Mixed Use zoning in this location is capable of managing flood risk in keeping with the existing framework set out in Chapter E13 Flood Plain Management of the Wollongong Development Control Plan 2009. Detailed design of any future development will need to consider the impacts of flooding in line with the planning context at time of lodgement. Existing controls contained with Wollongong Development Control Plan 2009 will continue to apply, including an assessment against applicable impacts

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		3 (a) Approximately 3 lots are within the floodway area during the 1% AEP. This represents an inconsistency. Existing planning controls permit development on these lots. As discussed previously, the Planning Proposal seeks to rezone land in the precinct to a MU1 Mixed Use zoning which will not increase development capacity or footprint. It is therefore considered an inconsistency of minor significance. **3 (c)** Approximately 5 of the subject lots are mapped with a High Risk classification (adjacent to Auburn Street). This represents an inconsistency. The existing zoning (E2) already permits residential development and the proposed rezoning to MU1 Mixed Use will not increase development capacity or footprint. It is therefore considered an inconsistency of minor significance. **4** The Review of the Wollongong City Floodplain Risk Management Study and Plan (2025) notes that in the Wollongong City catchment, the difference between the FPA and the PMF in many areas is negligible, and while not insignificant, inclusion of the 5.22 clause in the LEP does not have any effect in many areas of the catchment. In the area proposed for rezoning from E2 to MU1, there are no lots between the flood planning area and the probable maximum flood. **For land north of Crown Street and Market Street proposed to be rezoned from E2 to MU1, and MU1 to E2** The area is located within the Fairy and Cabbage Creek Catchment and is considered partly flood affected. Development under an E2 Commercial Centre or MU1 Mixed Use zoning in this location is capable of managing flood risk in keeping with the existing framework set out in Chapter E13 Flood Plain Management of the Wollongong Development Control Plan 2009. Detailed design of any future development will need to consider the impacts of flooding in line with the planning context at time of lodgement. Existing controls contained within Wollongong Development Control Plan 2009 will continue to apply, including an assessment against applicable impacts **3 (a) & (c)** Approximately 6 of the subject lots are mapped within the floodway and as having a High Risk classification (lots bound by Belmore, Smith, Victoria Streets and the Rail Corridor). This represents an inconsistency. The existing zoning (E2) already permits residential development and the proposed rezoning to MU1 Mixed Use will not increase development capacity or footprint. It is therefore considered an inconsistency of minor

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		significance. **4** In the area proposed for rezoning from E2 to MU1, and MU1 to E2 there are no lots between the flood planning area and the probable maximum flood. Referral to NSW Department of Climate Change, Energy, the Environment and Water (Biodiversity, Conservation and Science) and State Emergency Services (SES) will be undertaken as part of the formal public exhibition.
4.2 Coastal Management	Consistent	The Planning Proposal relates to land that is within a coastal zone. The Planning Proposal does not contain provisions that contradict or hinder the application of this Direction because: • it does not include any provisions that are inconsistent with provisions 1(a) to 1(d) of the direction; • it will not enable increased development or more intensive land-use on land within a coastal vulnerability area, or on land affected by a current or future coastal hazard; • it does not relate to a coastal wetlands or littoral rainforest area identified in SEPP (Resilience and Hazards) 2021; • it does not propose to amend maps in SEPP (Resilience and Hazards) 2021. The Planning Proposal includes an amendment to the Natural Resource Sensitivity - Biodiversity Map within the City Centre Boundary as the existing map no longer reflects the extent of the dunal vegetation. A revised map is proposed to more accurately define the boundaries of the vegetation community. An assessment against the Coastal Design Guidelines is included within Appendix x of this report.
4.3 Planning for Bushfire Protection	Consistent	The Wollongong City Centre Boundary includes land identified as bushfire prone. The land mapped as bushfire prone is located generally in the vicinity of Wiseman Park and Stuart Park. Due to its urban context the majority of land within the City Centre boundary is not mapped as bushfire prone. The proposal does not seek to make any changes that are considered contrary to the objectives of the Direction or would inhibit the implementation of Planning for Bushfire Protection. No provisions apply to the area identified as bushfire prone.
4.4 Remediation of Contaminated Land	Not inconsistent	There are a number of lots within the Wollongong City Centre boundary that are mapped as contaminated due to current or historic uses (e.g.

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		service stations). The objective of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities. Based on Council records there are no lots mapped under the Contaminated Land Management Act 1997 that are proposed to be rezoned. The Planning Proposal does not contain provisions that contradict or would hinder the application of this Direction or the requirements to address contamination matters when submitting a development application.
4.5 Acid Sulfate Soils	Not inconsistent	Wollongong City Centre is situated in Class 5 acid sulphate soil as it is located within 500m of land mapped as Class 3. The Planning Proposal does not contain provisions that contradict or would hinder application of this Direction. Specific responses to the presence of acid sulfate soils can be addressed site by site through the development application process. The proposal primarily seeks to amend the LEP Controls and does not propose any specific developments on the area. As such, it is suggested that an acid sulphate soils impact analysis should be pursuant to the lodgement of a development application.
4.6 Mine Subsidence and Unstable Land	Direction does not apply	The Planning Proposal is not located in areas mapped as being impacted by mines subsidence.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Consistent	The objectives of this Direction are to improve accessibility, increase transport options, reduce travel demand and dependence on cars, support public transport and provide for efficient movement of freight. The proposal is consistent with the Direction in that it relates to land in a well-serviced and central location. As a result, the Planning Proposal does not contain provisions that will contradict or would hinder the application of the Direction.
5.2 Reserving Land for Public Purposes	Consistent	The Planning Proposal seeks to amend the Land Reservation Acquisition Map. The lots within the City centre boundary proposed to be removed from the LRA map have been acquired by Council or TfNSW in recent years, or are no longer required. This is consistent with objective (b) of this Direction: *Facilitate the removal of reservations of land for*

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		public purposes where the land is no longer required for acquisition".
5.3 Development Near Regulated Airports and Defence Airfields	Direction does not apply	Not applicable
5.4 Shooting Ranges	Direction does not apply	Not applicable
Focus Area 6: Housing		
6.1 Residential Zones	Minor inconsistency	This Direction applies because the planning proposal will affect land within a zone in which significant residential development is permitted. The Planning Proposal seeks to retain the existing quantum of employment generating floor space in the E2 zone, and consequently, could be seen to be restricting residential development on sites where redevelopment requires the retention of non-residential floor space in excess of that which would be required through an active frontage control (ie ground floor). This Direction requires that a Planning Proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. The Direction also requires that Planning Proposals: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land. Generally, the Planning Proposal does not contain provisions that contradict or would hinder the application of this Direction, noting its application largely to land zoned E2 Commercial Centre. The objectives of this zone are largely focussed on the provision of commercial uses or supporting uses. Although the Planning Proposal seeks to limit residential uses in some redevelopment in the E2 Commercial Centre zone, this is consistent with the Direction on the basis that it is justified by a study prepared in support of the Planning Proposal and is in alignment with Directions and Actions in the Illawarra Shoalhaven Regional Plan 2041.

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6.2 Caravan Parks and Manufactured Home Estates	Direction does not apply	Not Applicable
Focus Area 7: Industry and Employment		
7.1 Employment Zones	Minor inconsistency	The Planning Proposal includes amendments that relate to zone E2 Commercial Core and MU1 Mixed Use. • The Planning Proposal seeks to manage the impact of residential land uses on employment uses and growth in these zones. It is therefore consistent with 1(a) as it gives effect to the objective of this Direction being: *(a) encourage employment growth in suitable locations* *(b) protect employment land in employment zones, and* *(c) support the viability of identified centres.* • The Planning Proposal has a minor inconsistency with 1(b) as the boundary of the E2 zone within the Wollongong City Centre is proposed to change and the total area of zoned land reduced. This is justified through a strategy and study prepared in support of the Planning Proposal; that is – the *Wollongong City Centre Urban Design Framework 2020* and the *Wollongong City Centre Planning Review: Economic Analysis (2019).* • The planning proposal is generally consistent with 1(c) as it seeks to introduce a clause to protect existing non-residential floor space within the City Centre boundary. Although the proposal seeks to rezone land from E2 to MU1, it is supported by detailed studies and the various proposed changes seek to create a compact and vibrant commercial centre. • The Planning Proposal is consistent with 1(d) as it does not include changes that would reduce the total potential area for industrial uses (E4, E5 and W4 zone). • Council's Retail and Business Centres Strategy (*2023*) was endorsed by DPHI. This proposal is directly aligned with that Strategy.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not applicable to Wollongong
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable to Wollongong
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Direction does not apply	The proposal will not impact upon any future mining, petroleum production and extractive industries.
Focus Area 9: Primary Production		

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9.1 Rural Zones	Direction does not apply	The proposal does not affect an existing or proposed rural or conservation zone.
9.2 Rural Lands	N/A	Not applicable to Wollongong
9.3 Oyster Aquaculture	N/A	Not applicable to Wollongong
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable to Wollongong

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Appendix 1 – Wollongong Local Planning Panel Advice

15. Wollongong City Centre Planning Review 14 June 2019

16. Wollongong City Centre Heritage Listings 19 March 2021

17. Wollongong Tourism Accommodation Strategy 28 August 2025

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ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

ITEM	PLANNING PROPOSAL - WOLLONGONG CITY CENTRE
DATE OF DETERMINATION	14 June 2019
PANEL MEMBERS	Sue Francis (Chair), Scott Lee, Stephen Layman

Public meeting was not required.

MATTER CONSDIERED

The Panel considered a draft Planning Proposal for the Wollongong City Centre, prepared by Council officers. The Planning Proposal is proposed to amend the Wollongong Local Environmental Plan 2009 as it relates to the Wollongong City Centre.

The Planning Proposal aims to update planning controls to reflect the findings and recommendations of A City for People (2016) and the Wollongong City Centre Urban Design Framework (2019) and accompanying Economic Analysis (2019).

PUBLIC SUBMISSIONS

The project is not public at this stage.

The Panel was briefed by Council staff who provided background information in relation to the draft planning proposal.

PANEL CONSIDERATION AND DECISION

The Panel received a presentation by Council staff, and considered the Officer's report and accompanying Urban Design and Planning reports.

Attached is a summary of the comments from the Panel, for Council officer's consideration.

It is recommended that the following advice be provided to the Wollongong City Councillors as part of a Council report on the Planning Proposal:

The Wollongong Local Planning Panel has reviewed and supports the proposed Planning Proposal for the Wollongong City Centre. The Planning Proposal has strategic merit as it is supported by an Urban Design Framework, an Economic Study, a 3D model and thorough analysis, and implements Council's 2016 Vision for the City.

Sue Francis
Chairperson

Summary of comments:

On 14 June 2019 the Wollongong Local Planning Panel received a presentation and reviewed the draft Wollongong City Centre Planning Proposal.

The following 'comments' are simply that, matters that should be considered by Council prior to resolving to adopt the plan and seek gateway.

Panel comments:

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
1	**LAND USE CONTROLS**		
	General Comments		How will the Council address the s.9.1 (s.117) directions? Need to provide justification/explanation why there are reductions in residential density in specific areas. Need to demonstrate that the new controls are not taking away anything when development is already not feasible. Show that any loss is balanced by changes elsewhere where yield is perhaps increased. Very important to articulate the objectives of provisions very clearly, particularly zone objectives and development standards objectives to provide clear guidance in the consideration of cl4.6 variations. Ensure that it is clear whether provisions are prohibitions or development standards. Start strong dialogue with stakeholders who can be champions. Consultation with industry representatives. A clear basis for the new plan would be to improve the public domain to encourage and facilitate appropriate development outcomes A clear champion would be the Council to actually deliver physically or in a planned way public domain improvements; not just footpaths. "it's all about the public domain" Council needs to be a party to public

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
			domain. Delivering public domain corporately Aligning FSR, Heights and Zoning makes sense. These are the "three fundamentals". Articulating desired future character is very important. Gosford Council is experiencing similar issues to Wollongong and direct consultation with Gosford may provide some insights.
1.1	**City Centre Boundary** Amend the boundary of the Wollongong City Centre	City Centre focussed on business zones (B3 & B4). No longer includes majority of R1 Residential Zones north and south of the City, or Beaton Park. Includes Wollongong Harbour – Due to character/ connection with foreshore. No planning control amendments proposed. Includes Hospital – Due to employment and economic role aligned with the City Centre. No planning control amendments proposed.	Locating the hospital appropriate within the city centre boundary, particularly as other private medical uses locate nearby. Foreshore is appropriate within the city centre boundary. How is the boundary line drawn (roads or lot boundaries)? That is – is there a clear difference in character, within and beyond the City Centre.
1.2	**Zoning** Amend the boundary of the B3 Commercial Core Zone	The boundary of the B3 Commercial Core is generally reduced to better define the retail and commercial core. Some B3 is proposed to be rezoned to B4	*B3 Commercial Core Zoning* Needs very strong objectives that relate to B3 Zone, particularly where minimum 30% commercial uses are required e.g. "optimise commercial, minimise residential"

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
		Focus boundary on CBD function of the City Centre, to include 3 pockets of commercial lands and retail lands focussed around Crown Street and Keira Street.	Establish clear objectives to a development standard to achieve this outcome. Need to be able to demonstrate net change (loss or gain) of Commercial/ Residential capacity for the City Centre resulting from planning control changes. *R1 Residential Zoning within the city centre* The potential rezoning of the residential (R1) land should be resolved as part of this body of work, rather than being a consideration of the Housing Strategy. Consider removing R1 Residential Zoning in its entirety as this zoning does not work effectively and results in unexpected outcomes and conflicts between land uses. There are mixed perceptions about what R1 zoned land is for, as it permits dwelling houses adjacent to apartment buildings. May be appropriate to change zoning to R2, R3 or R4. Is there a difference in character? How does this inform housing outcomes? Zone transitions are very important. Need to think about transitions out of the city centre. “Work on your transitions”. Not a mixture of apartments and houses. *B4 Mixed Use* If seeking ground floor residential then need to have good design criteria for ground floor – good setbacks, ground floor slightly above street. The appropriate zoning for the Arts Precinct Lawn on Burelli Street was

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
			also discussed during the precinct walk.
1.3	**Commercial Core Zone Objectives** Amend B3 Commercial Core Zone objectives	Proposed to remove high density residential development objective as this is inconsistent with the intent of the Commercial Core.	See 1.2 above The importance of having strong objectives was reinforced
1.4	**Zoning Table** Remove shop-top housing and other residential uses as being permissible in the B3 Commercial Core Zone	Proposed to quarantine three areas in the city centre (two located along Burelli Street and one located at Market Street west) for future commercial. Residential is prohibited in these locations.	Support removal of shop top housing as it is anomalous in town centres
1.5	Introduce a residential development cap in retail core.	Allow residential (up to 70% of the gross floor area) in defined areas within the revised B3 Commercial Core zone.	Introduce a development standard to achieve this with clear objectives
1.6	**Active Street Frontage** Revise Clause 7.13 (Certain land within business zones) so that it does not apply to City Centre and rely on Active Frontages Map.	Reduce the extent to which 'Active Frontages' applies – limited to revised Commercial Core area.	Ensure you define what is an active frontage
1.7	Identify where active street frontages are required in the commercial core	Active street frontages to be mapped. Defined generally within the Commercial Core zone.	
1.8	**Affordable Housing**	The planning proposal will initiate the process for the Council to prepare an	Noted that the planning proposal initiates the formal process to introduce contributions towards affordable housing – enabled by SEPP

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
		Affordable Housing Contribution Scheme to implement appropriate contributions towards the provision of affordable rental housing. Council is preparing a separate Housing Study which is examining this Affordable Housing.	70. This may result in a levy where there is uplift. DPE process requires feasibility study and the preparation of an affordable housing contributions plan. This plan needs to be approved by the DPE prior to Gateway. Consider provision of affordable housing contribution on site mixed with other residential development. Consider introducing a clause / levy now.
2	**BUILT FORM CONTROLS**		
2.1	**Building Height** Amend height of building controls.	Varied impact. Some uplift and some reduction in heights. Change in heights are to: _Reflect precinct character _Align with floor space ratio controls _Protect views _Guide an appropriate City Centre skyline	
2.2	**Floor Space Ratio (FSR)** Amend FSR controls. Clause 4.4A (Floor space ratio – Wollongong city centre) removed.	There is a complex integration between site size, land use and street frontage to determine “actual” FSR permissible on a site. Change in FSR to: _Remove base FSR and apply a maximum FSR only – no “bonus” for site size. _Simplify floor space ratio controls by removing the “sliding scale” approach to provide certainty for developers/ investors	Are you keeping FSR? Why? Is it the best mechanism? Need to think about how to deal with landowners who will experience a perceived reduction in FSR for their land (e.g. from 6:1 to 3.5:1) . perhaps building envelopes are a better tool in this circumstance Need clear arguments to justify changes.

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
		_Align with height controls _Respond to desired character _Protect sufficient theoretical capacity for future demand for commercial, residential and retail into the future.	
2.3	**Minimum Site Width** Amend minimum site width requirement.	Remove restriction of development with a frontage less than 20 metres. _Minimum site frontage reduced to 14m to allow for fine grain commercial/ retail development. _Allow residential flat buildings between 24m and 14m to unlock a large number of 'small sites' for renewal. Some areas excluded as per Precinct map (south eastern corner). _Linked with street wall height control, and design excellence.	Minimum site width in LEP - is it restrictive or enabling?
2.4	**Building Separation** Amend Clause 8.6 to remove building separation controls	Current clause largely redundant due to duplication with ADG.	
2.5	**Design Excellence** Amend Clause 7.18 (Design excellence in Wollongong city centre and at key sites) to improve design quality outcomes and processes	Amended thresholds for Design Excellence which will extend the type of applications being considered by DRP – including small / narrow sites, sites above street wall.	Should all DAs go to DRP? Otherwise it's an ordinary assessment. To apply to new buildings + substantial alterations. *Competitive design process* Is there a need for a 10 % bonus?

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
	in the Wollongong City Centre.	_Require the preparation of a site-specific development control plans. Applies to development on sites with a site-area of 2,500 square metres or more. _Reintroduce competitive design provisions Compulsory for development with an area of 5,000 square metres or more. _All sites able to access 10% bonus if progress through Design Competition Process.	Competitive design process needs to be worthwhile for proponents. Can cost $500k How do you balance 10% and expectations for a site. Could consider alternatives to 10% bonus. E.g. Deliver public Domain rather than contributions? Design brief is important. Need to set up a clear process. Discuss with Sydney and Parramatta Councils
3	**PUBLIC DOMAIN CONTROLS**		
3.1	Sun Plane Protection amended to extended to 2 additional sites	Retaining existing nominated public spaces and adding: _Crown Street Mall – Impact setback and height of buildings along northern side of street. _Arts Precinct Lawn – Impact height of surrounding buildings	Proposed control will not be subject to variation under clause 4.6. Possible exceptions. If there is a need for flexibility then need to be explicit about it. E.g. minutes of overshadowing, accumulative solar impact, what is overshadowed. A prohibition may be overly restrictive so consider building in exemptions
4	**MISCELLENEOUS**		
4.1	Clause 4.6 (exceptions to development standards)	Some new controls not subject to variation	
4.2	Clause 5.1A (development on land intended to be acquired for a public	Council properties identified for acquisition removed if acquired.	Question about FSR calculation for sites that are proposed to be acquired for a public purpose, is land proposed to be acquired included? Seek some legal advice. Reason being that it may limit FSR on sites where land

	PROPOSED AMENDMENT	COUNCIL RATIONALE	PANEL COMMENT
	purpose)	Additional sites required for new street (near station) identified.	is to be acquired with no compensation. So either the council acquires the land for the highest and best value OR it allows the land to deliver greater FSR over the larger site.
4.3	Savings and transitional	Protect DAs lodged prior to when new LEP is in effect	
4.4	Heritage	No changes proposed in PP	How to ensure conservation community benefit Integrating heritage into the built form e.g. 86 Walker Street, North Sydney discussed as good example.
4.5	DCP issues Car Parking	No changes proposed in PP	Opportunity to review car parking controls. Less podiums + bulky street wall Car parking as City grows. Can you reduce carparks? Parking stations → commuter carparks, keep off site

ADVICE

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	19/3/21
PANEL MEMBERS	Sue Francis, Alison McCabe, Scott Lee

Meeting held on-line hosted by Wollongong City Council, 41 Burelli Street, Wollongong on 19/3/21 opened at 1:30pm and closed at 5:00pm.

MATTER
Item 4 - Planning Proposal PP-2020/8 - Wollongong City Centre Heritage Review

PUBLIC SUBMISSIONS
The Panel heard from Council officers.

PANEL CONSIDERATION
The Panel considered the Council officer's report, draft Planning Proposal request and supporting documents, and the material presented at the meeting.

PANEL DECISION
The Panel determined to advice Council that the draft Planning Proposal PP-2020/8 for the Wollongong City Centre Heritage Review has strategic merit and should be progressed.

The Panel gives dues consideration to the Wollongong City Centre Heritage Study, and is generally supportive of the recommendations. However the Panel suggests that the proposed listing of the dwelling houses at 3 and 11 Hercules Street should be revisited given the current controls (zoning, height and FSR) of the area. The Panel is also of the view that the heritage listings should ideally be considered concurrently with draft Wollongong City Centre Planning Proposal, so that the heritage items are consider in the context of the urban framework. In the alternate, the draft Wollongong City Centre Planning Proposal should be revisited to have regard to this Planning Proposal.

The decision was unanimous.

PANEL MEMBERS	
 Sue Francis (Chair)	 Alison McCabe
 Scott Lee	

ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	28 August 2025
PANEL MEMBERS	Scott Barwick (Chair), Marjorie Ferguson, Stephen Davies

Meeting held at Wollongong City Council, 41 Burelli Street, Wollongong on 28 August 2025 opened at 1.00pm and closed at 4.00pm.

MATTER DETERMINED

Item 3 - Planning Proposal – Tourism Accommodation

PANEL CONSIDERATION

The Panel considered the Council officer's report and attachments, and the discussions with Council staff at the meeting.

PANEL ADVICE

1. The Panel advises that the Tourism Accommodation Review has strategic merit in assisting in the delivery of Council's tourism objectives.

2. The Panel supports the provisions proposed with the following refinements:

    a. The proposed 30% bonus should be worded as "up to" 30%, to signal that the bonus is only achievable subject to merit assessment and considerations such as design excellence.

    b. Where the up to 30% bonus provision is proposed, the clause should be explicit in linking to the design excellence clause at 7.18 of the Wollongong LEP 2009 to achieve the bonus. The wording in the following sub-clause could be considered for inclusion in Council's proposed clause:

        (X) A building demonstrating design excellence-

        (a) for *hotel and motel accommodation* in the zone E2 Commercial Centre and Zone MU1 Mixed Use:

            (i) may have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to 30% of the amount shown on the map

            (ii) may have a floorspace ratio that exceeds the maximum floorspace ratio shown for the land on the Floor Space Ratio map and in clause 4.4A by an amount to be determined by the consent authority, of up to 30% of the amount shown on the map or in the clause.

        (b) for *hotel and motel accommodation* and *function centres* in the Zone SP3 Tourist:

            (i) may have a building height that exceeds the maximum height shown for the land on the Height of Buildings Map by an amount, to be determined by the consent authority, of up to 30% of the amount shown on the map

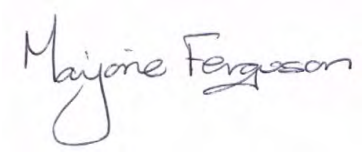
            (ii) may have a floorspace ratio that exceeds the maximum floorspace ratio shown for the land on the Floor Space Ratio map by an amount to be determined by the consent authority, of up to 30% of the amount shown on the map .

    c. The Novotel proposed Height of Building change to 32m should only apply to the western portion of the site and be aligned with the existing Height of Building mapping to the south, with the foreshore portion maintaining a 24m Height of Building development standard. The up to 30% bonus would be available subject to the design excellence provisions proposed to apply and no additional overshadowing of the State Heritage listed items and the beach foreshore.

d. The Illawarra Sports and Entertainment Precinct proposed change to 32m is unnecessary given the proposed bonus and design excellence provisions would apply to the existing 24m Height of Building development standard.

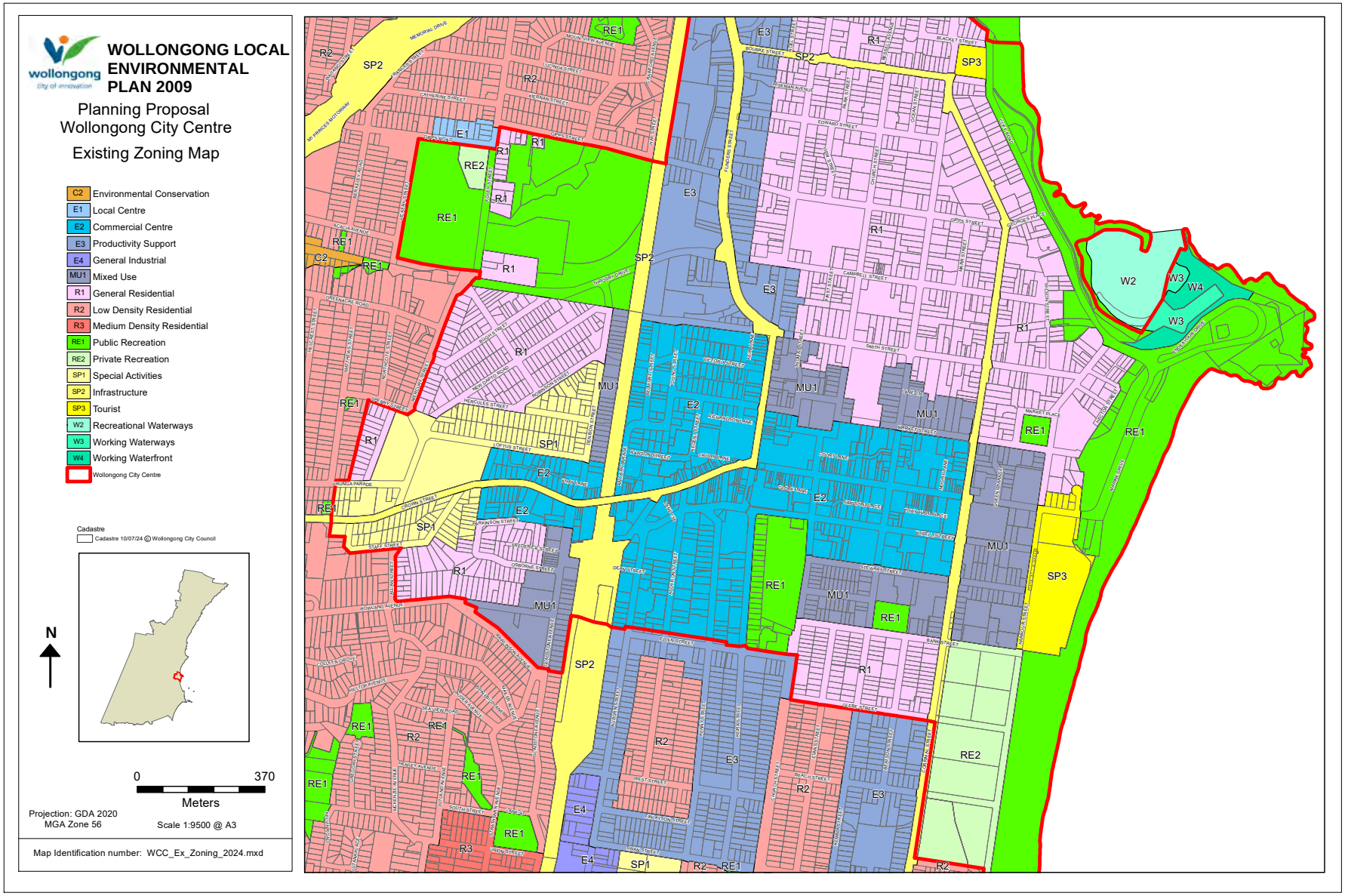
3. The Panel encourages Council to prepare appropriate DCP provisions to support hotel and motel developments that would be permitted by the land use amendments proposed in the Residential zones particularly in relation to setbacks and building separation to adjoining land uses, to assist in protecting adjoining residential amenity.

The advice was unanimous.

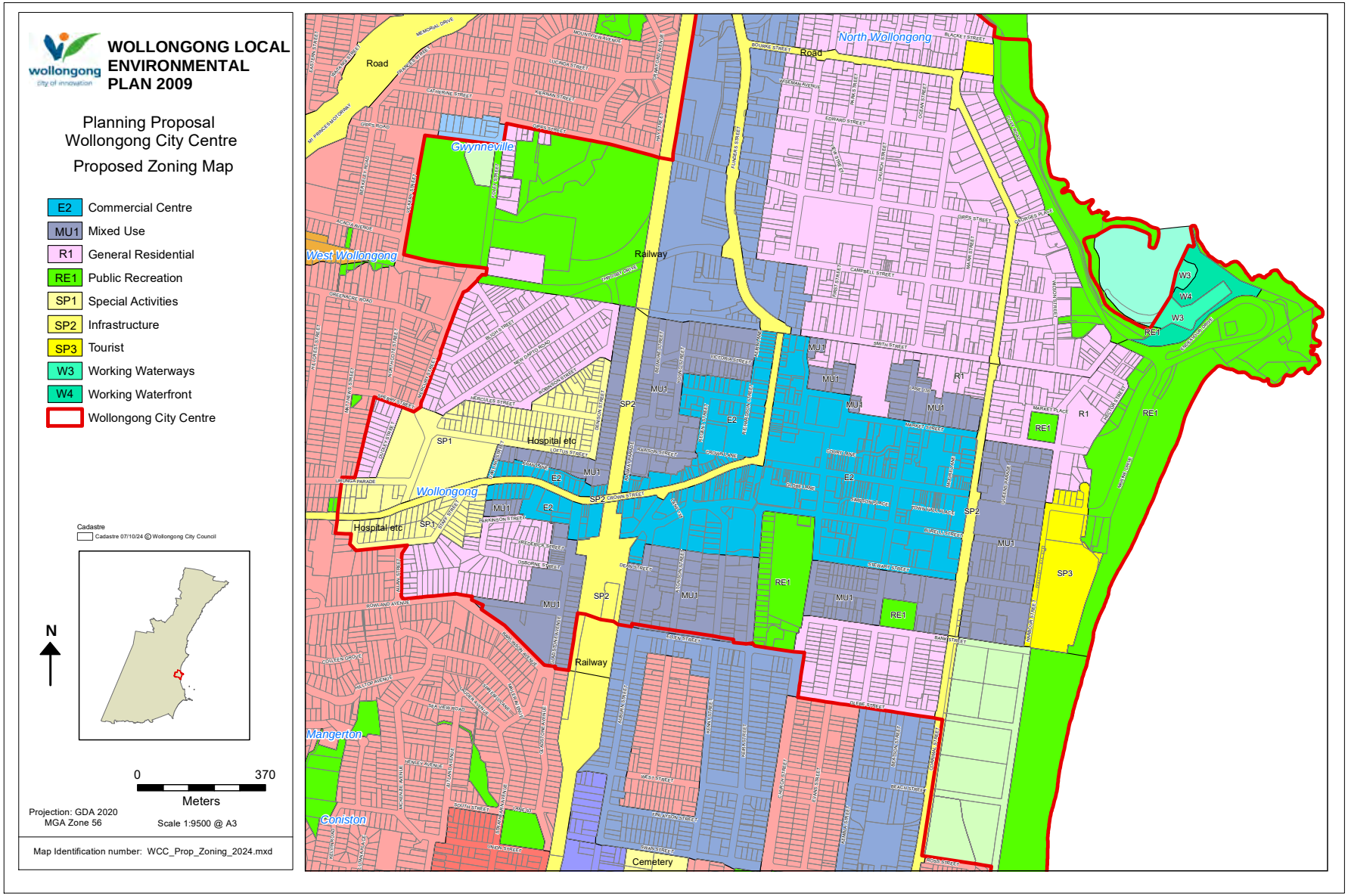
PANEL MEMBERS	
 Scott Barwick (Chair)	 Marjorie Ferguson (Expert)
 Stephen Davies (Expert)	

Appendix 2 – LEP Maps: Existing and Proposed

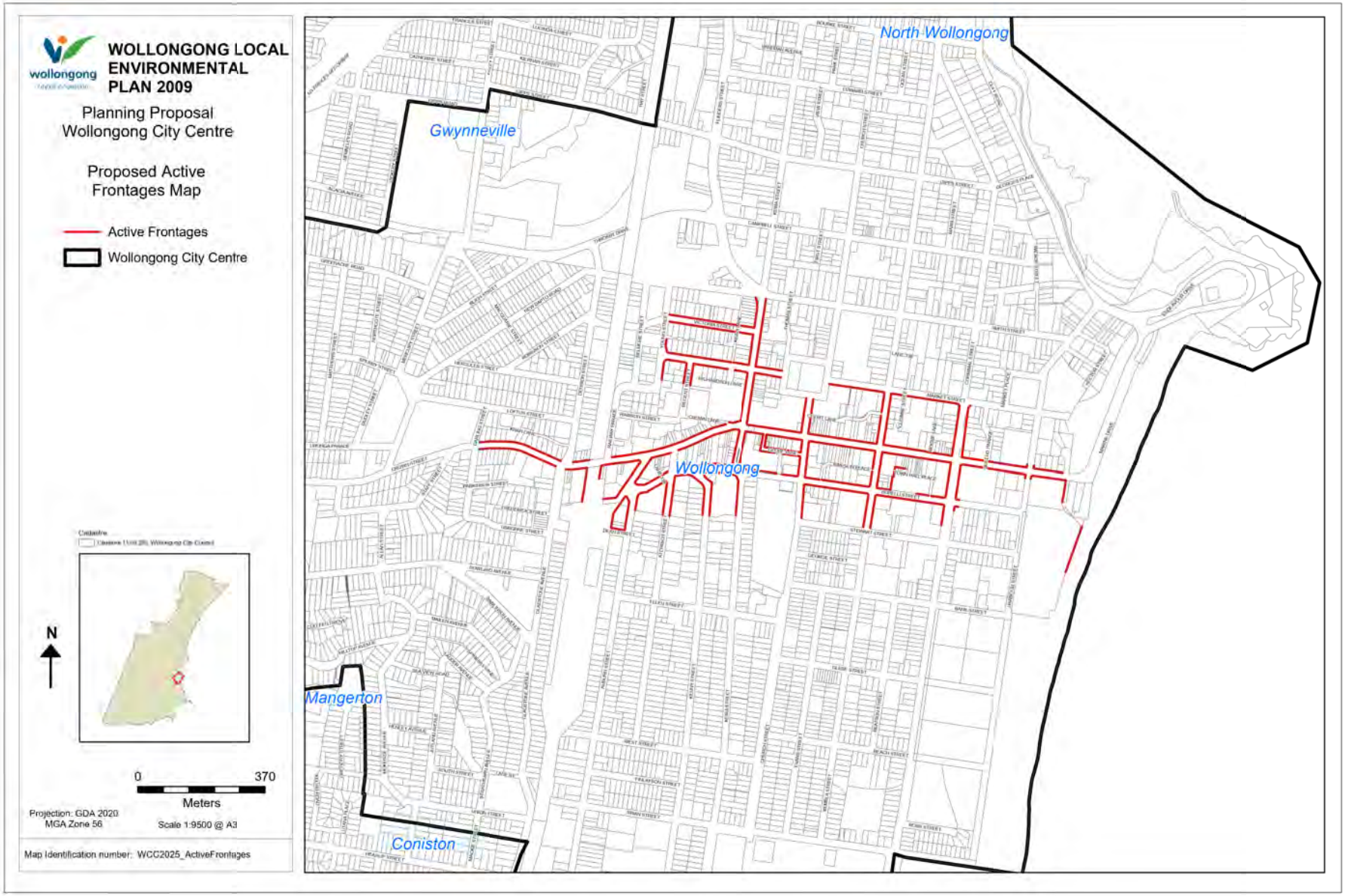
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Version: 3, Version Date: 09/10/2025



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Version: 3, Version Date: 09/10/2025


WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009
Planning Proposal
Wollongong City Centre
Proposed Active Frontages Map
Active Frontages
Wollongong City Centre
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0
370
Meters
Projection: GDA 2020 MGA Zone 56
Scale 1:9500 @ A3
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North Wollongong
Gwynneville
Wollongong
Mangerton
Coniston

WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

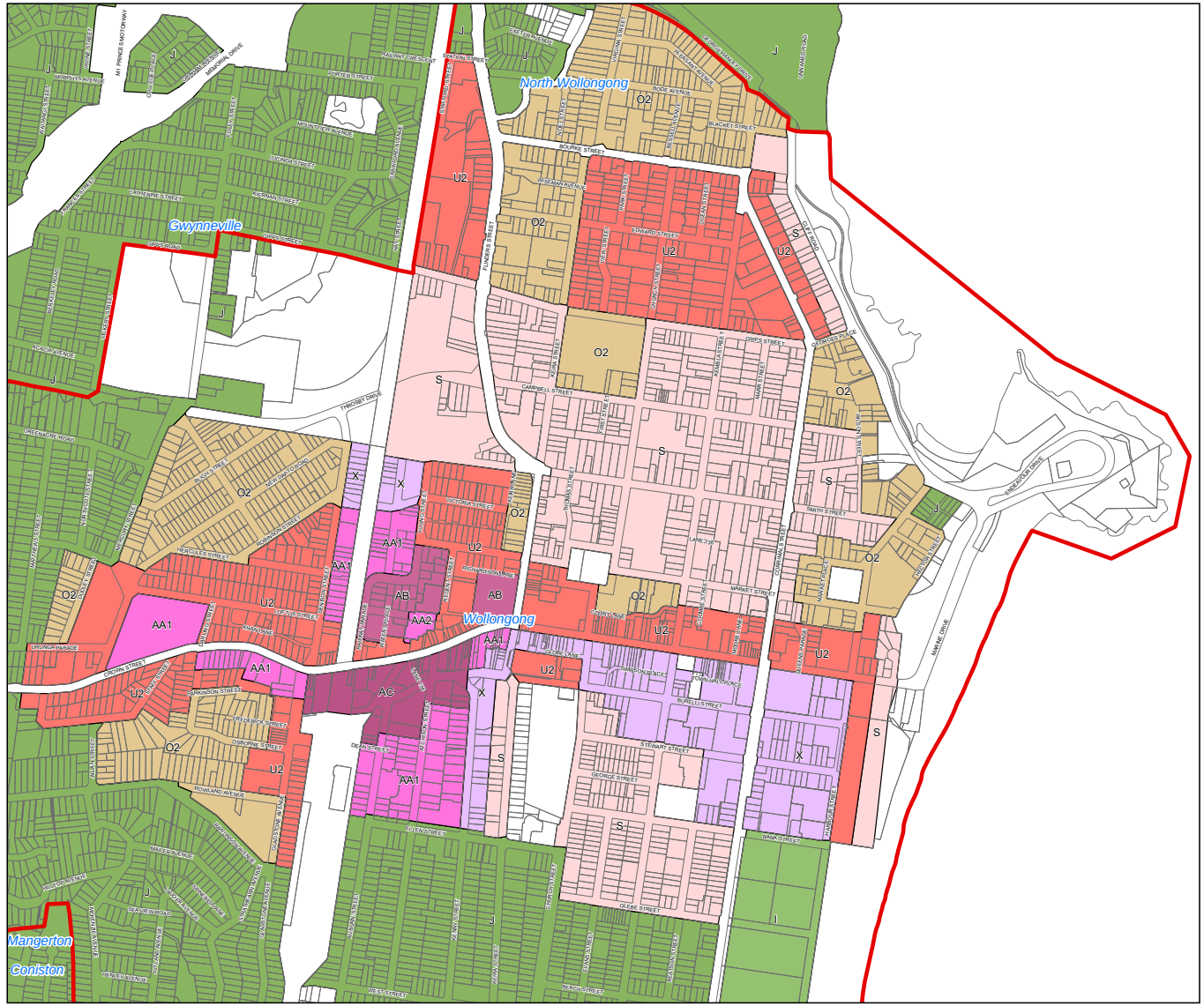
Planning Proposal
Wollongong City Centre

Existing Height of Building Map

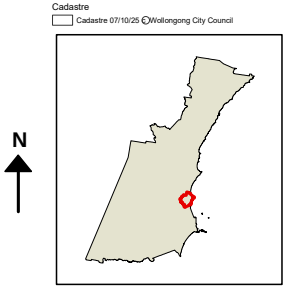
Height of Building (m2)

I	8	X	48
J	9	AA1	60
O2	16	AA2	65
S	24	AB	80
U2	32	AC	120

Wollongong City Centre



Cadastre
Cadastre 07/10/25 ©Wollongong City Council



N

0 370
Metres

Projection: GDA 2020
MGA Zone 56

Scale 1:9500 @ A3

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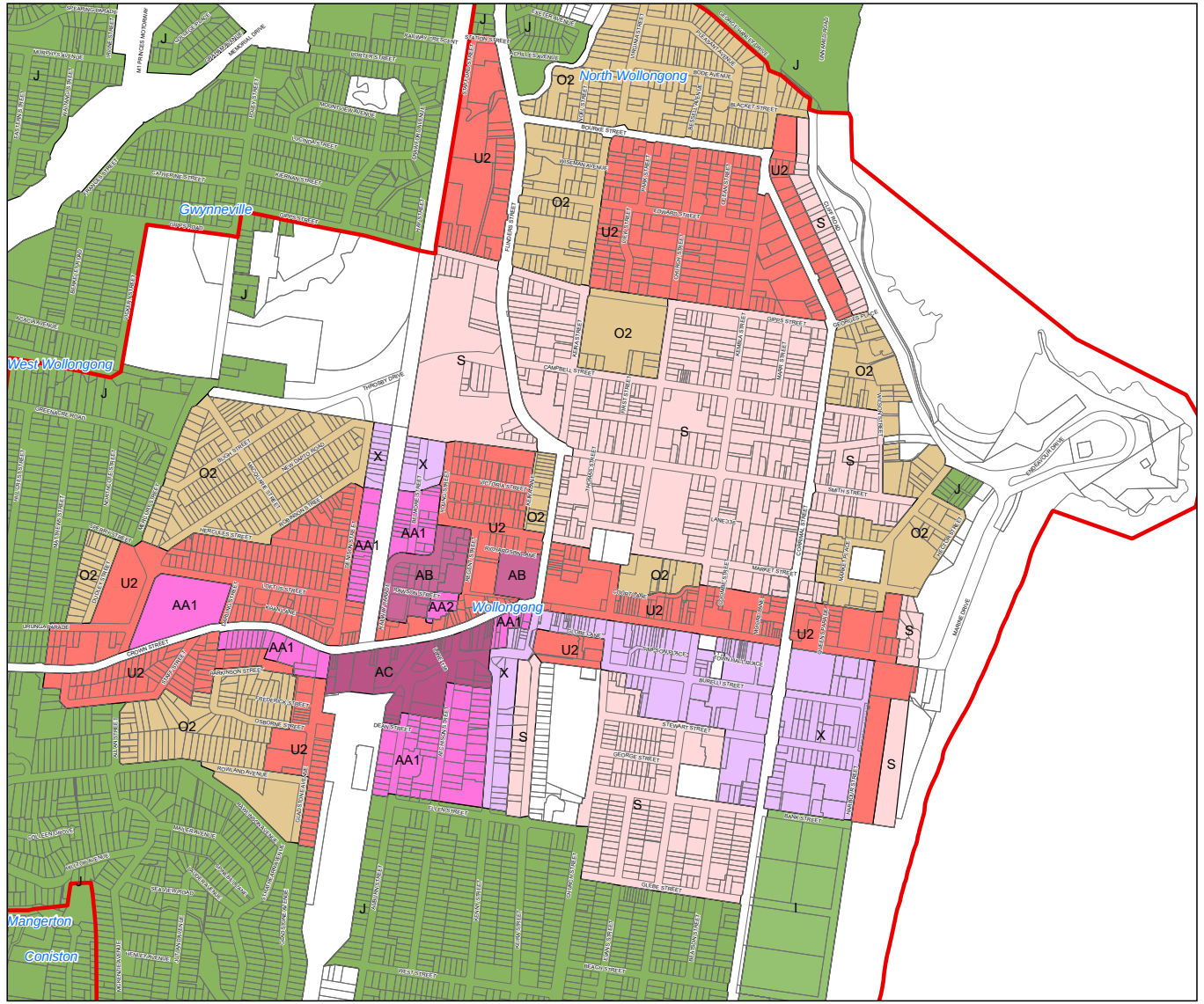
Planning Proposal
Wollongong City Centre

Proposed Height of Building Map

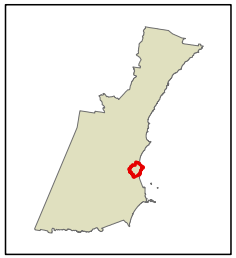
Height of Building (m2)

I	8	X	48
J	9	AA1	60
O2	16	AA2	65
S	24	AB	80
U2	32	AC	120

Wollongong City Centre



Cadastre
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Metres

Projection: GDA 1994
MGA Zone 56

Scale 1:9500 @ A3

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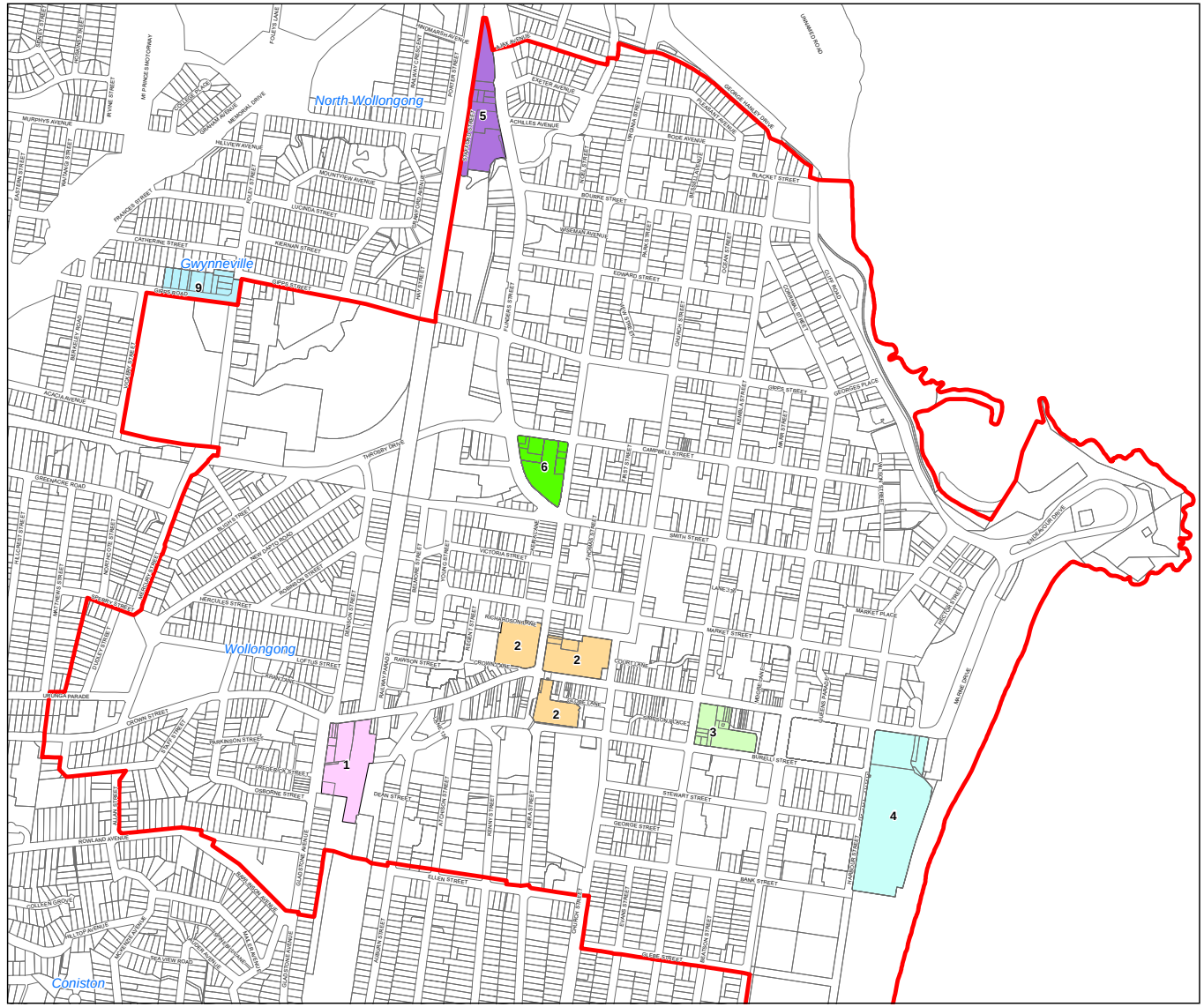
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Planning Proposal
Wollongong City Centre

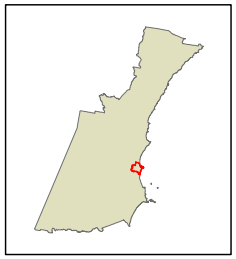
Existing Key Sites Map

Key Sites

- 1 Piccadilly Site - Railway Station
- 2 Wollongong Central (GPT)
- 3 Civic Precinct
- 4 WIN Stadium
- 5 North Wollongong Station
- 6 Flinders Street Gateway
- 7 Brickyard Point
- 8 Former Corrimal Coke Works
- 9 Area A
- Wollongong City Centre



Cadastre
Cadastre 10/07/24 © Wollongong City Council



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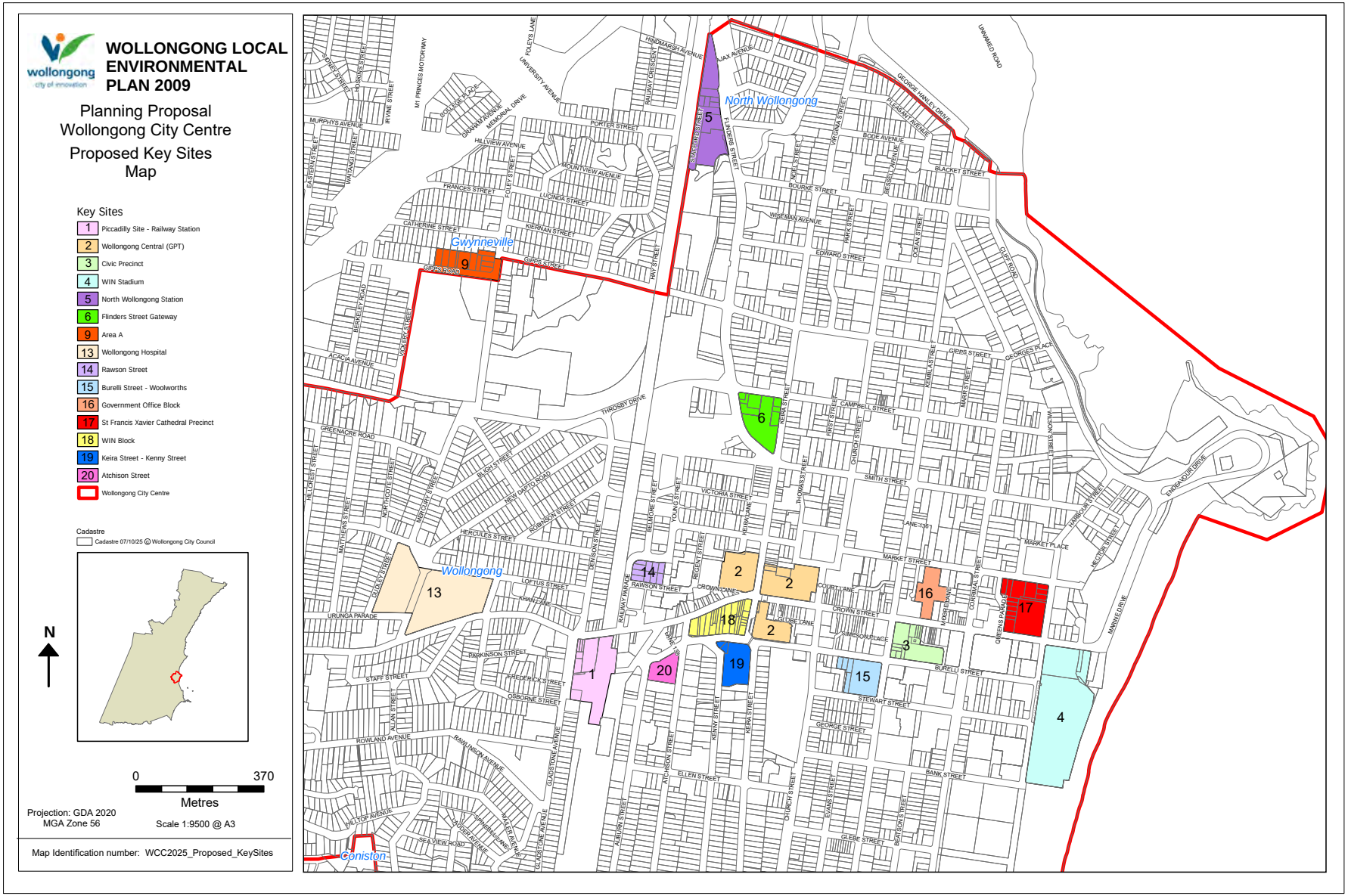
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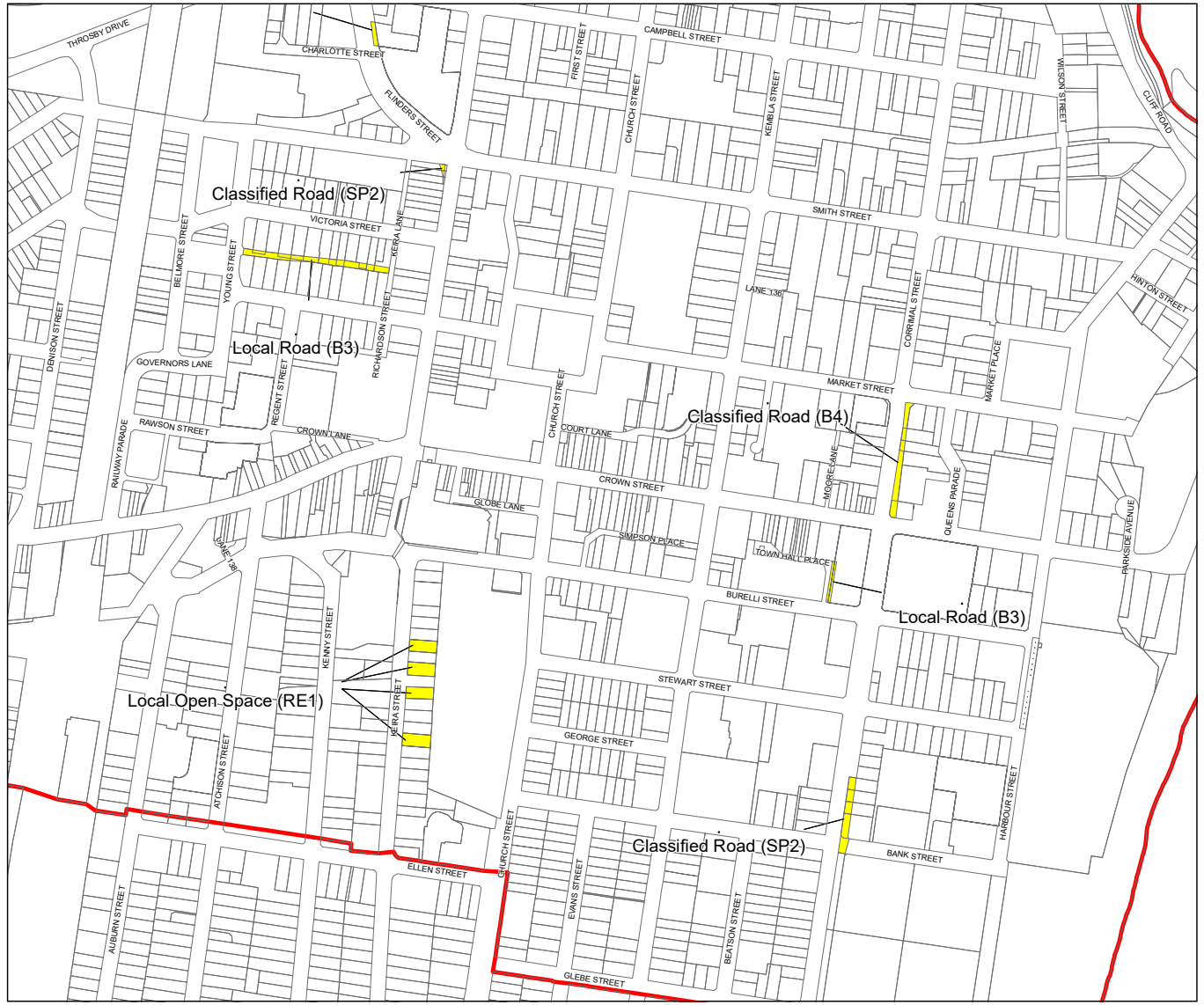
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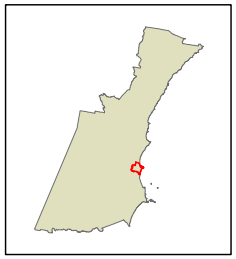
Planning Proposal
Wollongong City Centre

Existing Land Reservation Acquisition Map

Wollongong City Centre
Classified Road (SP2)
Classified Road (B4)
Local Road (B3)
Local Open Space (RE1)



Cadastre
Cadastre 10/07/24 © Wollongong City Council



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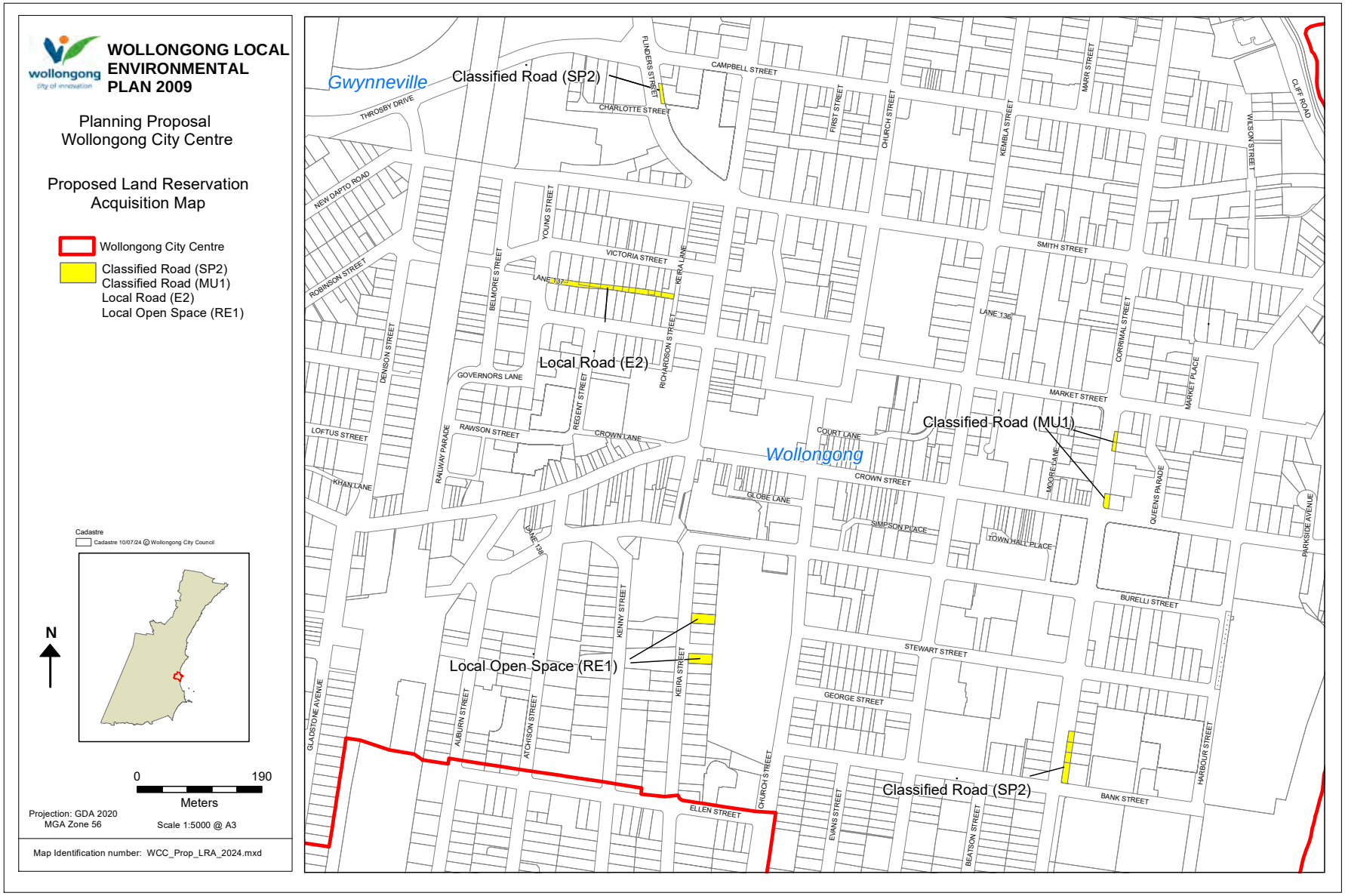
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MGA Zone 56

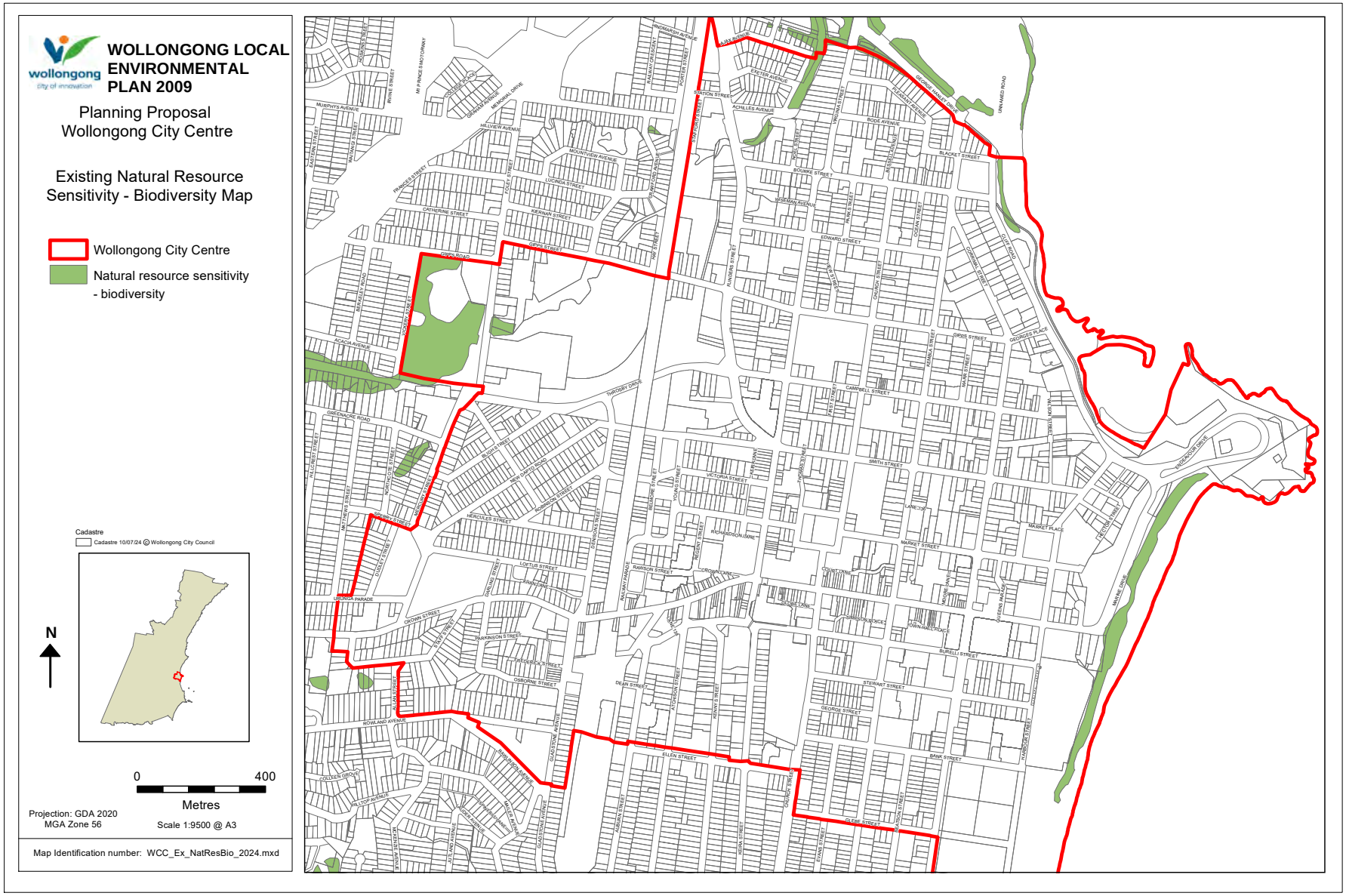
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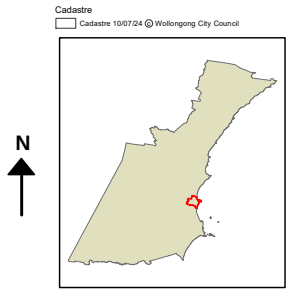
WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal
Wollongong City Centre

Proposed
Natural Resource
Sensitivity - Biodiversity Map

Wollongong City Centre

Natural resource sensitivity - - biodiversity

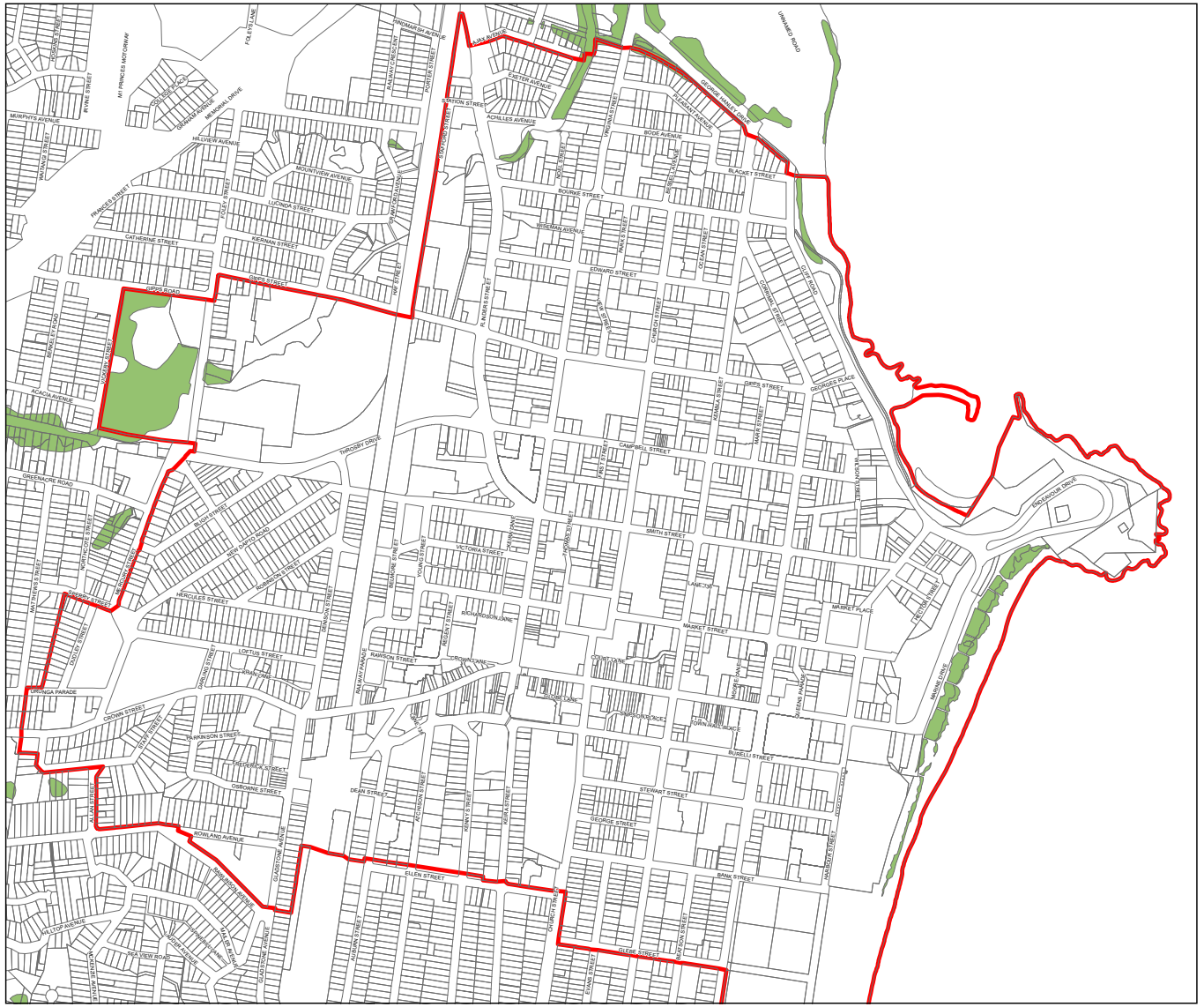


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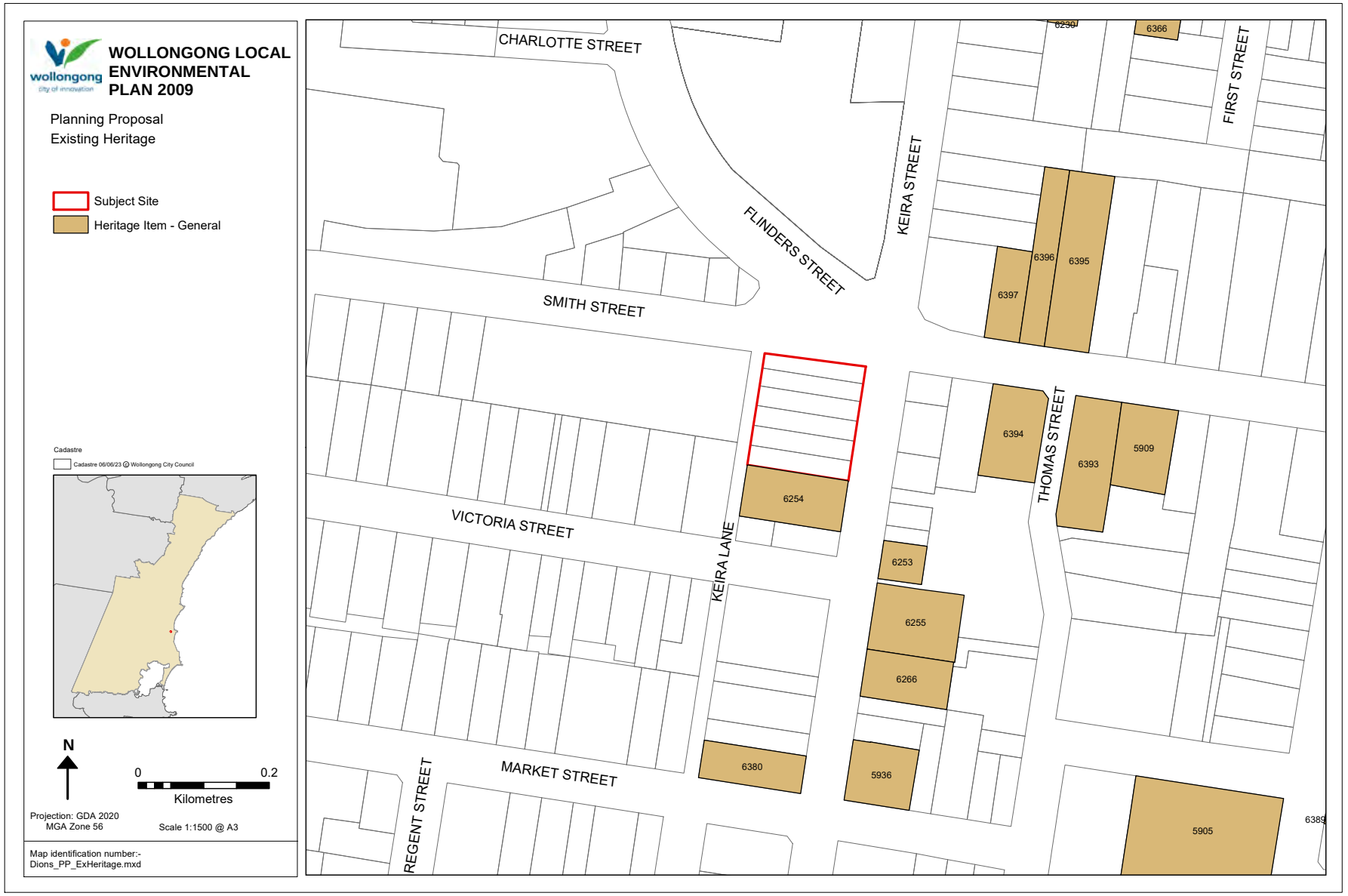
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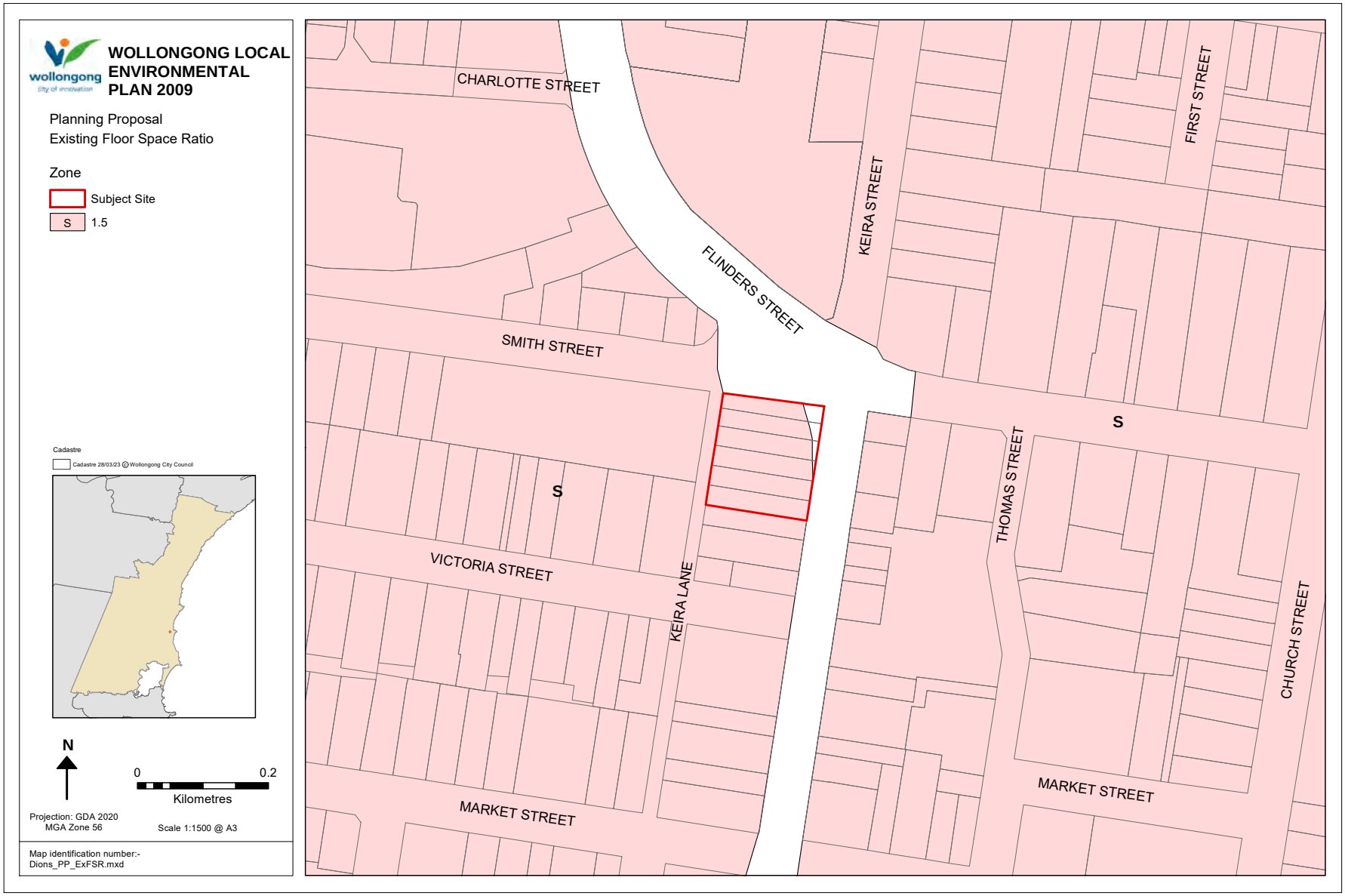
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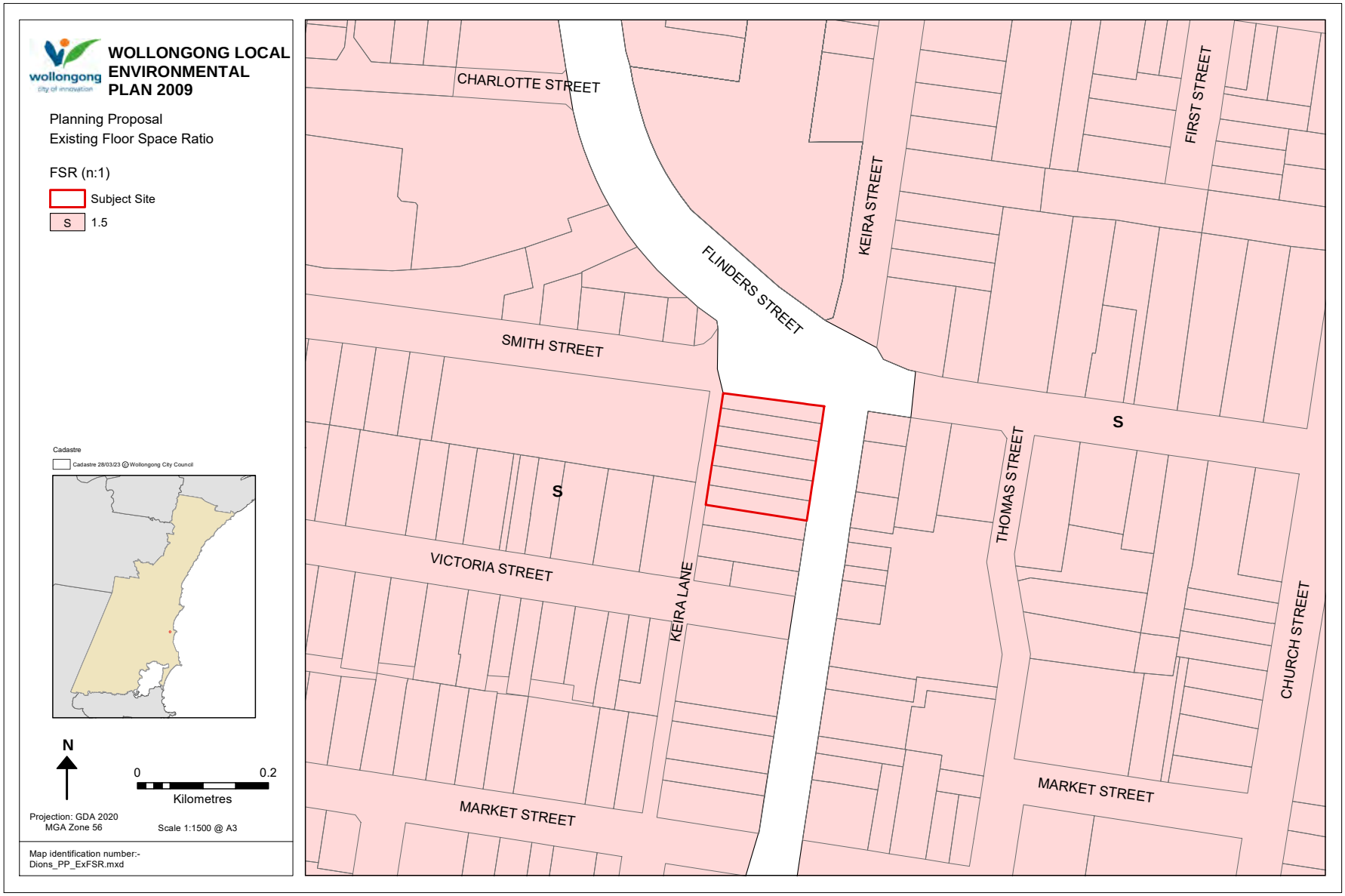
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Version: 3, Version Date: 09/10/2025

Appendix 3 – Sun Plane Protection: Supporting technical documentation

Document Set ID: 26925042
Version: 3, Version Date: 15/10/2025

Wollongong Sun Access Planes - Data Summary

architectus

REV B, ISSUED 14/01/2020

GLOBAL VARIABLES

Coordinates for all calculations (latitude, longitude)	-34.4229238, 150.8967447
Node Coordinates and Elevations	As per surveyed nodes provided by council

DESCRIPTION

The aim of the sun access planes is to define the boundary where built form will affect the overshadowing of a protected site, year round. Due to this, the sun angles used need to account not only for the winter solstice but also for an equinox (in this instance Spring, 23rd of September) and the summer solstice (21st of December) in order to ensure that sites are protected all year. This leads to 'tails' at the start and end of some sun access planes, where the sun angles are noticably steeper. Where this is applicable, it has been noted.

HOW TO INTERPRET THE DATA

PLANE ID NUMBER

Description on how to construct the plane and which rays to use

First Node ID		**Second Node ID (in some instances it will be the same as the first)**	
MGA Coordinates	306551.6E, 6188555.8N	MGA Coordinates	306551.6E, 6188555.8N
Node Elevation	RL12.6 AHD	Node Elevation	RL12.6 AHD
First Ray ID		**Second Ray ID**	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

Sun Angles

The following sun angles were used to generate the following sun access planes.

		Azimuth (degrees)	Altitude (degrees)
21st June	9am	42.69	18.33
	10am	30.14	25.70
	11am	15.52	30.51
	12 noon	359.52	32.14
	1pm	343.56	30.31
	2pm	329.05	25.32
	3pm	316.63	17.83
23rd September	9am	58.19	37.76
	10am	42.41	47.32
	11am	21.02	53.90
	12 noon	355.03	55.67
	1pm	330.26	51.95
	2pm	311.05	44.07
	3pm	296.92	33.80
21st December	9am	85.71	50.60
	10am	73.85	62.77
	11am	50.84	73.82
	12 noon	353.43	78.95
	1pm	303.27	71.99
	2pm	283.52	60.59
	3pm	272.58	48.35

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MACCABE PARK

Intended period of protection	12noon - 2pm, all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 4 Nodes, 6 Planes and 7 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node D



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		**Node A**	
MGA Coordinates	306552.032E, 6188554.169N	MGA Coordinates	306552.032E, 6188554.169N
Node Elevation	RL 10.751 AHD	Node Elevation	RL 10.751 AHD
Ray A1		**Ray A2**	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

Node A		**Node B**	
MGA Coordinates	306552.032E, 6188554.169N	MGA Coordinates	306404.275E, 6188573.489N
Node Elevation	RL 10.751 AHD	Node Elevation	RL 11.731 AHD
Ray A2		**Ray B1**	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

Node B		**Node C**	
MGA Coordinates	306404.275E, 6188573.489N	MGA Coordinates	306401.06E, 6188570.861N
Node Elevation	RL 11.731 AHD	Node Elevation	RL 11.458 AHD
Ray B1		**Ray C1**	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

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PLANE (iv)

Plane (iv) is constructed by joining Ray C1 to Ray D1

Node C		**Node D**	
MGA Coordinates	306401.06E, 6188570.861N	MGA Coordinates	306371.857E, 6188191.497N
Node Elevation	RL 11.458 AHD	Node Elevation	RL 7.637 AHD
Ray C1		**Ray D1**	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (v)

Plane (v) is constructed by joining Ray D1 to Ray D2

Node D		**Node D**	
MGA Coordinates	306371.857E, 6188191.497N	MGA Coordinates	306371.857E, 6188191.497N
Node Elevation	RL 7.637 AHD	Node Elevation	RL 7.637 AHD
Ray D1		**Ray D2**	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

PLANE (vi)

Plane (vi) is constructed by joining Ray D2 to Ray D3

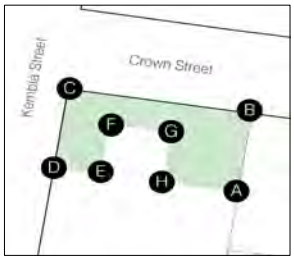
Node D		**Node D**	
MGA Coordinates	306371.857E, 6188191.497N	MGA Coordinates	306371.857E, 6188191.497N
Node Elevation	RL 7.637 AHD	Node Elevation	RL 7.637 AHD
Ray D2		**Ray D3**	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.59°

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CIVIC SQUARE

Intended period of protection	11am-3pm, all year
Primary Date	21st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	11am from Node A, 3pm from Node D





	MGA Coordinates	Elevation
Node A	306836.158E, 6188615.61N	RL 7.802 AHD
Node B	306840.734E, 6188636.611N	RL 8.871 AHD
Node C	306797.981E, 6188643.098N	RL 10.25 AHD
Node D	306794.776E, 6188622.25N	RL 9.64 AHD
Node E	306805.365E, 6188620.559N	RL 9.708 AHD
Node F	306807.361E, 6188633.895N	RL 9.831 AHD
Node G	306821.913E, 6188631.635N	RL 9.573 AHD
Node H	306819.907E, 6188618.229N	RL 9.595 AHD

Site Protected by the SAP

The protected site is formed by connecting nodes A to H, as per the following coordinates

PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		**Node A**	
MGA Coordinates	306835.2E, 6188600.3N	MGA Coordinates	306835.2E, 6188600.3N
Node Elevation	RL9.6 AHD	Node Elevation	RL9.6 AHD
Ray A1		**Ray A2**	
Horizontal bearing	50.84°	Horizontal bearing	21.02°
Vertical Angle	73.82°	Vertical Angle	53.9°

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PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray A3

Node A		**Node A**	
MGA Coordinates	306835.2E, 6188600.3N	MGA Coordinates	306835.2E, 6188600.3N
Node Elevation	RL9.6 AHD	Node Elevation	RL9.6 AHD
Ray A2		**Ray A3**	
Horizontal bearing	21.02°	Horizontal bearing	15.52°
Vertical Angle	53.9°	Vertical Angle	30.51°

PLANE (iii)

Plane (iii) is constructed by joining Ray A3 to Ray B1

Node A		**Node B**	
MGA Coordinates	306835.2E, 6188600.3N	MGA Coordinates	306840.7E, 6188636.6N
Node Elevation	RL9.6 AHD	Node Elevation	RL10.8 AHD
Ray A3		**Ray B1**	
Horizontal bearing	15.52°	Horizontal bearing	15.52°
Vertical Angle	30.51°	Vertical Angle	30.51°

PLANE (iv)

Plane (iv) is constructed by joining Ray B1 to Ray B2

Node B		**Node B**	
MGA Coordinates	306840.7E, 6188636.6N	MGA Coordinates	306840.7E, 6188636.6N
Node Elevation	RL10.8 AHD	Node Elevation	RL10.8 AHD
Ray B1		**Ray B2**	
Horizontal bearing	15.52°	Horizontal bearing	316.63°
Vertical Angle	30.51°	Vertical Angle	17.83°

PLANE (v)

Plane (v) is constructed by joining Ray B2 to Ray C1

Node B		**Node C**	
MGA Coordinates	306840.7E, 6188636.6N	MGA Coordinates	306798.0E, 6188643.1N
Node Elevation	RL10.8 AHD	Node Elevation	RL12.1 AHD
Ray B2		**Ray C1**	
Horizontal bearing	316.63°	Horizontal bearing	316.63°
Vertical Angle	17.83°	Vertical Angle	17.83°

PLANE (vi)

Plane (vi) is constructed by joining Ray C1 to Ray D1

Node C		**Node D**	
MGA Coordinates	306798.0E, 6188643.1N	MGA Coordinates	306792.2E, 6188606.9N
Node Elevation	RL12.1 AHD	Node Elevation	RL11.0 AHD
Ray C1		**Ray D1**	
Horizontal bearing	316.63°	Horizontal bearing	316.63°
Vertical Angle	17.83°	Vertical Angle	17.83°

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PIONEER PARK

Intended period of protection	12noon - 2pm, all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 3 Nodes, 5 Planes and 6 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node C



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		**Node A**	
MGA Coordinates	306846.767E, 6188297.756N	MGA Coordinates	306846.767E, 6188297.756N
Node Elevation	RL 3.955 AHD	Node Elevation	RL 3.955 AHD
Ray A1		**Ray A2**	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

Node A		**Node B**	
MGA Coordinates	306846.767E, 6188297.756N	MGA Coordinates	306747.191E, 6188312.174N
Node Elevation	RL 3.955 AHD	Node Elevation	RL 4.85 AHD
Ray A2		**Ray B1**	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

Node B		**Node C**	
MGA Coordinates	306747.191E, 6188312.174N	MGA Coordinates	306737.596E, 6188242.087N
Node Elevation	RL 4.85 AHD	Node Elevation	RL 4.365 AHD
Ray B1		**Ray C1**	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

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PLANE (iv)

Plane (iv) is constructed by joining Ray C1 to Ray C2

Node C		**Node C**	
MGA Coordinates	306737.596E, 6188242.087N	MGA Coordinates	306737.596E, 6188242.087N
Node Elevation	RL 4.365 AHD	Node Elevation	RL 4.365 AHD
Ray C1		**Ray C2**	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

PLANE (v)

Plane (v) is constructed by joining Ray C2 to Ray C3

Node C		**Node C**	
MGA Coordinates	306737.596E, 6188242.087N	MGA Coordinates	306737.596E, 6188242.087N
Node Elevation	RL 4.365 AHD	Node Elevation	RL 4.365 AHD
Ray C2		**Ray C3**	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.59°

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MARKET SQUARE

Intended period of protection	12noon - 2pm, all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 3 Nodes, 5 Planes and 6 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node C



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		**Node A**	
MGA Coordinates	307255.914E, 6188850.286N	MGA Coordinates	307255.914E, 6188850.286N
Node Elevation	RL 9.23 AHD	Node Elevation	RL 9.23 AHD
Ray A1		**Ray A2**	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

Node A		**Node B**	
MGA Coordinates	307255.914E, 6188850.286N	MGA Coordinates	307176.353E, 6188861.359N
Node Elevation	RL 9.23 AHD	Node Elevation	RL 11.56 AHD
Ray A2		**Ray B1**	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

Node B		**Node C**	
MGA Coordinates	307176.353E, 6188861.359N	MGA Coordinates	307164.365E, 6188781.369N
Node Elevation	RL 11.56 AHD	Node Elevation	RL 11.861 AHD
Ray B1		**Ray C1**	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

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PLANE (iv)

Plane (iv) is constructed by joining Ray C1 to Ray C2

Node C		**Node C**	
MGA Coordinates	307164.365E, 6188781.369N	MGA Coordinates	307164.365E, 6188781.369N
Node Elevation	RL 11.861 AHD	Node Elevation	RL 11.861 AHD
Ray C1		**Ray C2**	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

PLANE (v)

Plane (v) is constructed by joining Ray C2 to Ray C3

Node C		**Node C**	
MGA Coordinates	307164.365E, 6188781.369N	MGA Coordinates	307164.365E, 6188781.369N
Node Elevation	RL 11.861 AHD	Node Elevation	RL 11.861 AHD
Ray C2		**Ray C3**	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.59°

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CROWN STREET

Intended period of protection	12noon - 2pm, all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 4 Nodes, 6 Planes and 7 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node D



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		**Node A**	
MGA Coordinates	306778.467E, 6188650.62N	MGA Coordinates	306778.467E, 6188650.62N
Node Elevation	RL 10.843 AHD	Node Elevation	RL 10.843 AHD
Ray A1		**Ray A2**	
Horizontal bearing	359.52°	Horizontal bearing	329.05°
Vertical Angle	32.14°	Vertical Angle	25.32°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray B1

Node A		**Node B**	
MGA Coordinates	306778.467E, 6188650.62N	MGA Coordinates	306582.374E, 6188679.826N
Node Elevation	RL 10.843 AHD	Node Elevation	RL 17.98 AHD
Ray A2		**Ray B1**	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (iii)

Plane (iii) is constructed by joining Ray B1 to Ray C1

Node B		**Node C**	
MGA Coordinates	306582.374E, 6188679.826N	MGA Coordinates	306569.4E, 6188681.893N
Node Elevation	RL 17.98 AHD	Node Elevation	RL 18.142 AHD
Ray B1		**Ray C1**	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

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PLANE (iv)

Plane (iv) is constructed by joining Ray C1 to Ray D1

Node C		**Node D**	
MGA Coordinates	306569.4E, 6188681.893N	MGA Coordinates	306402.763E, 6188707.176N
Node Elevation	RL 18.142 AHD	Node Elevation	RL 18.77 AHD
Ray C1		**Ray D1**	
Horizontal bearing	329.05°	Horizontal bearing	329.05°
Vertical Angle	25.32°	Vertical Angle	25.32°

PLANE (v)

Plane (v) is constructed by joining Ray D1 to Ray D2

Node D		**Node D**	
MGA Coordinates	306402.763E, 6188707.176N	MGA Coordinates	306402.763E, 6188707.176N
Node Elevation	RL 18.77 AHD	Node Elevation	RL 18.77 AHD
Ray D1		**Ray D2**	
Horizontal bearing	329.05°	Horizontal bearing	311.05°
Vertical Angle	25.32°	Vertical Angle	44.07°

PLANE (vi)

Plane (vi) is constructed by joining Ray D2 to Ray D3

Node D		**Node D**	
MGA Coordinates	306402.763E, 6188707.176N	MGA Coordinates	306402.763E, 6188707.176N
Node Elevation	RL 18.77 AHD	Node Elevation	RL 18.77 AHD
Ray D2		**Ray D3**	
Horizontal bearing	311.05°	Horizontal bearing	283.52°
Vertical Angle	44.07°	Vertical Angle	60.59°

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CHURCH STREET

Intended period of protection	11am - 1pm, all year
Primary Date	21st June
Primary Plane Time	1pm
Details	Comprised of 3 Nodes, 7 Planes and 8 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	11am from Node A, 1pm from Node C



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		**Node A**	
MGA Coordinates	306598.176E, 6188796.309N	MGA Coordinates	306598.176E, 6188796.309N
Node Elevation	RL 28.871 AHD	Node Elevation	RL 28.871 AHD
Ray A1		**Ray A2**	
Horizontal bearing	50.84°	Horizontal bearing	21.02°
Vertical Angle	73.82°	Vertical Angle	53.9°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray A3

Node A		**Node A**	
MGA Coordinates	306598.176E, 6188796.309N	MGA Coordinates	306598.176E, 6188796.309N
Node Elevation	RL 28.871 AHD	Node Elevation	RL 28.871 AHD
Ray A2		**Ray A3**	
Horizontal bearing	21.02°	Horizontal bearing	15.52°
Vertical Angle	53.9°	Vertical Angle	30.51°

PLANE (iii)

Plane (iii) is constructed by joining Ray A3 to B1

Node A		**Node B**	
MGA Coordinates	306598.176E, 6188796.309N	MGA Coordinates	306586.304E, 6188798.102N
Node Elevation	RL 28.871 AHD	Node Elevation	RL 28.852 AHD
Ray A3		**Ray B1**	
Horizontal bearing	15.52°	Horizontal bearing	15.52°
Vertical Angle	30.51°	Vertical Angle	30.51°

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PLANE (iv)

Plane (iv) is constructed by joining Ray B1 to B2

Node B		**Node B**	
MGA Coordinates	306586.304E, 6188798.102N	MGA Coordinates	306586.304E, 6188798.102N
Node Elevation	RL 28.852 AHD	Node Elevation	RL 28.852 AHD
Ray B1		**Ray B2**	
Horizontal bearing	15.52°	Horizontal bearing	343.56°
Vertical Angle	30.51°	Vertical Angle	30.31°

PLANE (v)

Plane (v) is constructed by joining Ray B2 to C1

Node B		**Node C**	
MGA Coordinates	306586.304E, 6188798.102N	MGA Coordinates	306568.325E, 6188682.064N
Node Elevation	RL 28.852 AHD	Node Elevation	RL 18.145 AHD
Ray B2		**Ray C1**	
Horizontal bearing	343.56°	Horizontal bearing	343.56°
Vertical Angle	30.31°	Vertical Angle	30.31°

PLANE (vi)

Plane (vi) is constructed by joining Ray C1 to C2

Node C		**Node C**	
MGA Coordinates	306568.325E, 6188682.064N	MGA Coordinates	306568.325E, 6188682.064N
Node Elevation	RL 18.145 AHD	Node Elevation	RL 18.145 AHD
Ray C1		**Ray C2**	
Horizontal bearing	343.56°	Horizontal bearing	330.26°
Vertical Angle	30.31°	Vertical Angle	51.95°

PLANE (vii)

Plane (vi) is constructed by joining Ray C2 to C3

Node C		**Node C**	
MGA Coordinates	306568.325E, 6188682.064N	MGA Coordinates	306568.325E, 6188682.064N
Node Elevation	RL 18.145 AHD	Node Elevation	RL 18.145 AHD
Ray C2		**Ray C3**	
Horizontal bearing	330.26°	Horizontal bearing	303.27°
Vertical Angle	51.95°	Vertical Angle	71.99°

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ARTS LAWN

Intended period of protection	9am - 3pm, all year
Primary Date	21st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays. Setout at edge of raised area.
Secondary Dates	23rd September, 21st December
Secondary Times	9am from Node A, 3pm from Node D



PLANE (i)

Plane (i) is constructed by joining Ray A1 to Ray A2

Node A		**Node A**	
MGA Coordinates	306852.68E, 6188534.22N	MGA Coordinates	306852.68E, 6188534.22N
Node Elevation	RL 6.067 AHD	Node Elevation	RL 6.067 AHD
Ray A1		**Ray A2**	
Horizontal bearing	85.71°	Horizontal bearing	58.19°
Vertical Angle	50.6°	Vertical Angle	37.76°

PLANE (ii)

Plane (ii) is constructed by joining Ray A2 to Ray A3

Node A		**Node A**	
MGA Coordinates	306852.68E, 6188534.22N	MGA Coordinates	306852.68E, 6188534.22N
Node Elevation	RL 6.067 AHD	Node Elevation	RL 6.067 AHD
Ray A2		**Ray A3**	
Horizontal bearing	58.19°	Horizontal bearing	42.69°
Vertical Angle	37.76°	Vertical Angle	18.33°

PLANE (iii)

Plane (iii) is constructed by joining Ray A3 to Ray B1

Node A		**Node B**	
MGA Coordinates	306852.68E, 6188534.22N	MGA Coordinates	306858.285E, 6188570.649N
Node Elevation	RL 6.067 AHD	Node Elevation	RL 6.53 AHD
Ray A3		**Ray B1**	
Horizontal bearing	42.69°	Horizontal bearing	42.69°
Vertical Angle	18.33°	Vertical Angle	18.33°

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PLANE (iv)

Plane (iv) is constructed by joining Ray B1 to Ray C1

Node B		**Node B**	
MGA Coordinates	306858.285E, 6188570.649N	MGA Coordinates	306858.285E, 6188570.649N
Node Elevation	RL 6.53 AHD	Node Elevation	RL 6.53 AHD
Ray B1		**Ray B2**	
Horizontal bearing	42.69°	Horizontal bearing	42.69°
Vertical Angle	18.33°	Vertical Angle	18.33°

PLANE (v)

Plane (v) is constructed by joining Ray C1 to Ray C2

Node B		**Node C**	
MGA Coordinates	306858.285E, 6188570.649N	MGA Coordinates	306837.263E, 6188573.909N
Node Elevation	RL 6.53 AHD	Node Elevation	RL 7.01 AHD
Ray B2		**Ray C1**	
Horizontal bearing	42.69°	Horizontal bearing	316.63°
Vertical Angle	18.33°	Vertical Angle	17.83°

PLANE (vi)

Plane (vi) is constructed by joining Ray C2 to Ray D1

Node C		**Node D**	
MGA Coordinates	306837.263E, 6188573.909N	MGA Coordinates	306831.713E, 6188537.322N
Node Elevation	RL 7.01 AHD	Node Elevation	RL 6.467 AHD
Ray C1		**Ray D1**	
Horizontal bearing	316.63°	Horizontal bearing	316.63°
Vertical Angle	17.83°	Vertical Angle	17.83°

PLANE (vii)

Plane (vii) is constructed by joining Ray D1 to Ray D2

Node D		**Node D**	
MGA Coordinates	306831.713E, 6188537.322N	MGA Coordinates	306831.713E, 6188537.322N
Node Elevation	RL 6.467 AHD	Node Elevation	RL 6.467 AHD
Ray D1		**Ray D2**	
Horizontal bearing	316.63°	Horizontal bearing	296.92°
Vertical Angle	17.83°	Vertical Angle	33.8°

PLANE (viii)

Plane (viii) is constructed by joining Ray D2 to Ray D3

Node D		**Node D**	
MGA Coordinates	306831.713E, 6188537.322N	MGA Coordinates	306831.713E, 6188537.322N
Node Elevation	RL 6.467 AHD	Node Elevation	RL 6.467 AHD
Ray D2		**Ray D3**	
Horizontal bearing	296.92°	Horizontal bearing	272.58°
Vertical Angle	33.8°	Vertical Angle	48.35°

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Appendix 4 – Coastal Design Guidelines

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Appendix 4 – NSW Coastal Design Guidelines, Assessment checklist for planning proposals

Hierarchy of coastal management areas:

1. CWLRA = coastal wetlands and littoral rainforests area
2. CVA = coastal vulnerability area
3. CEA = coastal environment area
4. CUA = coastal use area

APPLIES TO:

W = wholly affected, P =partly affected

Location Description	Suburb	CWLRA	CVA	CEA	CUA
2-14 Cliff Drive (Novotel)	North Wollongong	-	-	W	W
SP3 zoned land at Harbour and Crown Street	Wollongong	-	-	P	W
MU1 zoned land generally east of Corrimal Street	Wollongong		-	W	-

Note: Requirements relating to coastal hazards must be considered for all coastal hazard and risk areas, regardless of which relevant coastal management area(s) these fall within. 'Coastal hazard and risk areas' mean any mapped coastal vulnerability areas and/or areas affected by (or projected to be affected by) coastal hazards that have been identified in a state environmental planning policy, local environmental plan, development control plan, coastal management program, coastal hazard policy or study adopted by council.

Outcome A. Protect and enhance coastal environmental values			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome A.1 Protect coastal ecosystems			
A.1a Avoid development on undeveloped headlands and significant coastal landforms.	CVA, **CEA**	*Yes*	*N/A. Not located on a headland or coastal landform*
A.1b Do not increase development or intensify land uses where there is existing development on headlands and significant coastal landforms.	CVA, **CEA**	*Yes*	*N/A. Not located on a headland or coastal landform*
A.1c Identify, protect and enhance sensitive coastal ecosystems including coastal wetlands, littoral rainforests and other coastal threatened ecological communities that may be affected by development.	CWLRA, **CEA**	*Yes*	*N/A. The relevant sites do not contain, and are not located in close proximity to, coastal wetlands or littoral rainforests or any other threatened ecological communities that are likely to be affected by the proposed changes.*
A.1d Maintain and protect the presence of beaches, rock platforms, coastal dunes, riparian vegetation and the natural features of foreshores, including along estuaries and coastal lakes.	CWLRA, CVA, **CEA**	*Yes*	*N/A. All sites are located more than 50m from the nearest foreshore feature and are separated by existing urban areas. Therefore, it will not have any direct impact on natural coastal features.*
A.1e Use environmental buffers and limit the number of access points and pathways to protect coastal ecosystems. In some cases, it may not be appropriate to allow public access to areas with highly sensitive ecosystems or animal populations.	CWLR, **CEA**, **CUA**	*Yes*	*There is identified Natural resource sensitivity - biodiversity existing within the dunal landscape at the foreshore adjacent the SP3 zoned land at Crown and Harbour Streets. The planning proposal provisions do not relate to this area of sensitivity.*
A.1f Consider if the planning proposal is needed or if development zones could be better located to minimise effects on biodiversity.	CWLRA, **CEA**, **CUA**	*Yes*	*YES. All sites are existing urban sites that have been previously cleared for urban purposes. Therefore, there are no anticipated adverse effects on biodiversity.*
A.1g Avoid development that may disturb, expose or drain areas of Class 1 and Class 2 acid sulfate soils.	CWLRA, **CEA**, **CUA**	*Yes*	*YES. All sites are existing urban sites that have been previously cleared for urban purposes.*
A.1h Consider direct and indirect effects of development, including any necessary infrastructure, on water quality, water quantity and hydrological flows of waterways and groundwater.	**CEA**, **CUA**	*Yes*	*YES. There is existing capacity in water and sewer systems to cater for development. Specific management measures can addressed and managed through the development application process.*
Outcome A.2 Protect coastal wetlands and littoral rainforests			

A.2a Identify coastal wetlands and littoral rainforests, including areas that could be rehabilitated or restored in the future, and do not increase development or intensify land uses in these areas.	CWLRA	*No*	*N/A. Proposal is not in CWLRA.*
A.2b Allow for the adaptive management of stormwater run-off so that the quality of water leaving the site is better than pre-development quality to lessen effects on coastal wetlands or other sensitive receiving environments.	**CEA**, **CUA**	*Yes*	*YES. Stormwater management measures will be managed as part of the development application process.*
A.2c Provide environmental buffers and riparian corridors that enable the long-term management and protection of areas of biodiversity and ecosystem integrity.	CWLRA, CVA, **CEA**, **CUA**	*Yes*	*N/A. There are no anticipated impacts on biodiversity or identified need to provide environmental buffers*
A.2d Identify and protect areas that allow for landward migration pathways for coastal wetlands to respond to climate change.	CWLRA, **CEA**	*Yes*	*N/A - land is within an existing urban area, coastal wetlands are not present.*
A.2e Exclude land uses that affect the natural state of coastal wetlands and littoral rainforests or that will make it harder to rehabilitate these ecosystems in the future.	CWLRA	*No*	*N/A. Land is not identified in a CWLRA*
Outcome A.3 Protect marine parks and aquatic reserves			
A.3a Avoid development and land uses that affect the environmental, economic, social and cultural values of marine parks and aquatic reserves.	**CEA**, **CUA**	*Yes*	*N/A. No marine parks or aquatic reserves in proximity to the sites.*
A.3b Protect the ecological health of marine parks and aquatic reserves, including providing for riparian vegetation and buffers in their catchments.	**CEA**, **CUA**	*Yes*	*N/A. No marine parks or aquatic reserves in proximity to the sites.*
Outcome B. Ensure the built environment is appropriate for the coast and local context			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome B.1 Respond to and protect elements that make the place special			
B.1a Integrate development within the natural topography of the site and ensure land use, building scale and height respond sympathetically to coastal landforms.	CWLRA, CVA, **CEA**, **CUA**	*Yes*	*YES. Bonus height and floorspace provisions are only available via the achievement of design excellence. The matters of consideration under the Cl7.18 Design Excellence clause include whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain; whether the proposed development detrimentally impacts on view corridors; and the bulk, massing and modulation of buildings.*

B.1b Ensure the intended form and footprint of development does not dominate coastal elements, including foreshores, public spaces and other areas of natural beauty.	CWLR, CVA, **CEA**, **CUA**	*Yes*	*YES. As for B.1a above*
B.1c Incorporate adaptive, water-sensitive urban design into the development footprint to reduce run-off and manage water quality within receiving environments.	CWLR, **CEA**, **CUA**	*Yes*	*YES. The proposed changes will not impact on the ability to include WSUD measures (at the development application stage).*
B.1d Ensure that lot sizes, building heights and density are appropriate for the coastal settlement, and complement the existing or desired local character, supported by place-based strategies.	**CEA**, **CUA**	*Yes*	*YES. The potential for increased heights of 12m proposed under the height bonuses for SP3 zoned land will enable height of building limits similar to those of adjacent land and so is not considered to be out of character with the existing development or planning framework.*
B.1e Avoid development that would harm geological features and geoheritage.	**CEA**, **CUA**	*Yes*	*N/A. Site does not contain, or located in close proximity to, any significant geological features or geoheritage*
Outcome B.2 Ensure urban development complements coastal scenic values			
B.2a Limit ribbon development and urban sprawl wherever possible. In certain locations, place-based strategies may support increased development density and building heights as a better response to urban growth.	**CEA**, **CUA**	*Yes*	*N/A The sites are all existing urban land. The planning proposal seeks to consolidate the E2 Commercial Centre zone.*
B.2b Use greenbelts to create, maintain and mark out separation between settlements.	**CEA**, **CUA**	*Yes*	*YES. The land is within existing urban areas.*
B.2c Consider effects on scenic values and maintain publicly accessible views to significant landmarks.	**CEA**, **CUA**	*Yes*	*YES. The proposed changes are not expected to detrimentally impact on public views to significant land marks.*
B.2d Ensure that building heights consider the effect on views from different vantage points.	**CEA**, **CUA**	*Yes*	*YES. The proposed heights are considered is in keeping with the surrounding context.*
B.2e Retain or create views from public spaces. Prioritise this over creating views from private property.	**CEA**, **CUA**	*Yes*	*YES. The proposed changes are not expected to impact on public views to significant landmarks.*
B.2f Provide for active transport links along foreshores, including along estuaries and coastal lakes, and between settlements to increase public access and amenity.	CWLRA, CVA, **CEA**, **CUA**	*Yes*	*YES. The proposal will not inhibit the delivery of active transport infrastructure.*
Outcome C. Protect and enhance the social and cultural values of the coastal zone			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N)

			If 'No', justify this
Outcome C.1 Protect and promote heritage values			
C.1a Ensure development does not harm heritage values or sites.	CWLRA, CVA, **CEA**, **CUA**	*Yes*	*Yes. The land in Austinmer includes listed heritage items and is within a heritage conservation area. The proposed change is not expected to detrimentally impact the heritage values, nor inhibit conservation processes.*
C.1b Work collaboratively with local Aboriginal people before and throughout the planning proposal process.	CWLRA, CVA, **CEA**, **CUA**	*Yes*	*YES. There will be an opportunity to notify the Illawarra Local Aboriginal Land Council, as part of the Public Exhibition, should the Department should progress the Planning Proposal.* *It is not expected the proposal will result in development that would impact on known items or places of Aboriginal* *heritage.*
C.1c With permission and guidance from local Traditional Custodians, identify and emphasise significant features of coastal land and sea Country.	CWLRA, CVA, **CEA**, **CUA**	*Yes*	*YES. There will be an opportunity to notify the Illawarra Local Aboriginal Land Council, as part of the Public Exhibition, should the Department should progress the Planning Proposal.* *It is not expected the proposal will result in development that would impact on known items or places of Aboriginal* *heritage.*
C.1d With permission and guidance from local Traditional Custodians, identify and protect sacred and significant areas through the appropriate siting of development.	CWLRA, CVA, **CEA**, **CUA**	*Yes*	*YES. There will be an opportunity to notify the Illawarra Local Aboriginal Land Council, as part of the Public Exhibition, should the Department should progress the Planning Proposal.* *It is not expected the proposal will result in development that would impact on known items or places of Aboriginal* *heritage.*
C.1e Ensure land use, building type, scale and height respond to heritage items and areas.	**CEA**, **CUA**	*Yes*	*Yes. The land in Austinmer includes listed heritage items and is within a heritage conservation area. The proposed change is not expected to detrimentally impact the heritage values, nor inhibit conservation processes.*
Outcome C.2 Provide public access to significant coastal assets			

C.2a Protect and, where practical, improve, public amenity, access to and use of beaches, foreshores, rock platforms, geoheritage sites and headlands, unless you must restrict access for public safety or for environmental or cultural protection. In doing so, consider both current and projected future coastal hazards.	CVA, **CEA**	*Yes*	*N/A. The proposal does not inhibit on the retention or delivery of any foreshore access.*
C.2b Identify opportunities to maintain and improve existing public access to beaches, foreshores, coastal waters and coastal lakes that support active and passive recreation activities, where this does not interfere with existing coastal industries.	CWLR, CVA, **CEA**, **CUA**	*Yes*	*N/A. The proposal does not inhibit on the retention or delivery of any foreshore access.*
C.2c Consolidate access points and consider alternative access to protect sacred and significant Aboriginal cultural areas.	CWLRA, CVA, **CEA**, **CUA**	*Yes*	*N/A. There are no identified sacred and significant Aboriginal cultural areas on or adjoining the site.*
C.2d Maintain and improve foreshore access and connections to existing or proposed networks of public open spaces. This includes waterways, riparian areas, bushland and parks for active and passive recreation.	CWLRA, CVA, **CEA**, **CUA**	*Yes*	*N/A. The proposal does not inhibit on the retention or delivery of any foreshore access.*
C.2e Consider opportunities to protect and improve habitat connectivity through settlements, such as those described in the *Greener Places Design Guide.*	CWLRA, **CEA**, **CUA**	*Yes*	*YES. While the proposal is not located in a significant habitat corridor, there are some existing trees that may contribute to local habitat. The proposed changes will not inhibit the retention of trees or additional street tree planting. Existing vegetation on site was retained in the built form testing for Berkeley.*
C.2f Avoid development on coastal dunes and foreshore reserves unless it is for essential public purposes, such as surf life-saving club buildings. Any building or structure located on dunes must be of lightweight construction and relocatable.	CVA, **CEA**	*Yes*	*N/A. There are no coastal dunes or foreshore reserves on the site*
C.2g Define the boundaries of development sites with a public edge – for example, a pedestrian pathway or public laneway.	**CEA**, **CUA**	*Yes*	*N/A. the land is within existing urban areas with existing public roads. No site directly adjoins a coastal foreshore area.*
C.2h Prevent the privatisation of coastal open space by ensuring development next to foreshores is set back, maintains public access and accessibility, and provides links and connections to other public accessways.	**CEA**, **CUA**	*Yes*	*N/A. The site is not directly adjacent to coastal open space or the foreshore*
Outcome C.3 Protect public amenity			

C.3a Avoid development that will overshadow the beach, foreshore or public domain. Apply the standard that there must be no overshadowing before 4 pm (midwinter) and 7 pm (Eastern Daylight-saving Time).	**CEA**, **CUA**	*Yes*	*YES. The proposal will not result in overshadowing of the foreshore or any public recreational areas.*
C.3b Protect the amenity of public spaces from buildings, structures or land uses that may be visually and/or acoustically intrusive or create wind funnels.	**CEA**, **CUA**	*Yes*	*YES. Detailed design at development application stage would be required to assess visual, acoustic and wind impacts. However, the site is not located in proximity to public spaces that are likely to be adversely impacted.*
Outcome D. Support sustainable coastal economies			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome D.1 Support sustainable industries and recreational activities that depend on the coast			
D.1a Ensure that development will not harm sustainable coastal industries needing waterfront access, or recreational use of the coastal environment.	**CEA**, **CUA**	*Yes*	*N/A. The proposed development will not impact coastal industries or recreational uses as it is not directly adjacent to the waterfront.*
D.1b Protect and improve essential facilities such as access ramps and jetties for sustainable coastal industries needing waterfront access.	**CEA**, **CUA**	*Yes*	*N/A. The proposal will not impact upon any waterfront facilities such as access ramps and jetties.*
D.1c Ensure access ramps, jetties, pontoons, groynes and other structures do not impede navigation on the water or harm coastal landforms or impair processes such as surf breaks.	CWLR, CVA, **CEA**, **CUA**	*Yes*	*N/A. The proposal does not include any development in waterways.*
D.1d Ensure that the proposal considers how development in a waterway may affect the land.	**CEA**, **CUA**	*Yes*	*N/A. The proposal does not include any development in waterways.*
Outcome D.2 Promote green infrastructure			
D.2a Do not allow development that is likely to significantly reduce connectivity of existing green infrastructure.	**CEA**, **CUA**	*Yes*	*N/A. Any impacts on surrounding infrastructure will be managed through Development Application process.*
D.2b Provide for diverse green infrastructure that can support the changing needs of current and future communities and provide tourism and recreational opportunities.	**CEA**, **CUA**	*Yes*	*YES. The proposal will not limit the opportunities for green infrastructure to be provided.*
Outcome E. Respond to coastal hazards			
Requirement	Relevant coastal management area(s)	Applicable to planning proposal (Y/N)	Planning proposal is consistent with guidelines (Y/N) If 'No', justify this
Outcome E.1 Respond to coastal processes			

E.1a Planning proposals that affect land within a coastal hazard and risk area must not alter coastal processes in a way that harms the natural environment or other land.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
E.1b Exclude development in areas affected by a current or projected future coastal hazard that is likely to increase the risk of coastal hazards on that land or other land.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
E.1c Locate or consolidate development in areas with little or no exposure to current and projected future coastal hazards, to ensure public safety and prevent risks to life.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
E.1d Do not increase development potential or intensify land uses in a coastal hazard or risk area.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
Outcome E.2 Account for natural hazard risks			
E.2a Identify areas on and near the proposal that are affected by current or projected future coastal hazards. Ensure that the proposal is compatible with any identified threat or risk.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
E.2b Account for potential interaction between coastal hazards and other current and future natural hazards. This includes flooding, bushfires, landslip, heatwaves, severe storms, east coast lows and cyclones. Refer to the *Strategic Guide to Planning for Natural Hazards.*	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
E.2c Manage natural hazard risk within the development site. Avoid using public space or adjoining land to lessen risk.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
Outcome E.3 Account for climate change			
E.3a Demonstrate that the proposal applies a 100-year planning horizon for the full range of climate change projections for coastal hazards. This approach recognises that sea level is projected to continue to rise for centuries because of climate change.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
E.3b Consider how climate change could affect the risk profile of existing natural hazards and create new vulnerabilities and exposure for the proposal in the future.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
Outcome E.4 Provide sustainable defences to coastal hazards			
E.4a Reduce exposure to coastal hazards by protecting, restoring or improving natural defences. This includes coastal	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. There are no natural defences or identified coastal hazards affecting the development sites.*

dunes, vegetation, coastal floodplains and coastal wetlands, where suitable.			
E.4b If natural defences are not possible, reduce exposure to coastal hazards without significantly degrading: • biological diversity and ecosystem integrity • ecological, biophysical, geological and geomorphological coastal processes • beach and foreshore amenity, or the social and cultural value of these areas • public safety and access to, or use of, beaches or headlands.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. There are no natural defences or identified coastal hazards affecting the development sites.*
Outcome E.5 Protect essential infrastructure			
E.5a Locate and design essential infrastructure to reduce vulnerability to current and projected future coastal hazards. Consider the effects of climate change over at least a 100-year planning horizon.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites have access to existing essential infrastructure. The site is not identified as being subject to current or projected future coastal hazards*
E.5b Where exposure to coastal hazards cannot be avoided, prepare adaptation plans for essential service infrastructure. These plans should be consistent with any applicable coastal management program.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
E.5c Consult local Aboriginal land management experts and emergency management agencies on how to locate access routes and other essential infrastructure strategically.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
Outcome E.6 Change land uses to manage legacy issues and avoid creating new ones			
E.6a Ensure the proposal will not require coastal management interventions to remain viable over its expected lifespan.	CWLRA, CVA, **CEA**, **CUA**	Yes	*N/A. The sites are not identified as being subject to current or projected future coastal hazards.*
E.6b Consider the potential legacy effects of the proposal and if the proposed land uses or development will create a social, environmental, economic or cultural burden for future generations.	CWLRA, CVA, **CEA**, **CUA**	Yes	*YES. the proposed changes are not anticipated to create any legacy effects. The land use is not proposed to be changed*
E.6c Consider if the proposed change of land use could remove redundant legacy infrastructure or reduce existing legacy effects.	CWLRA, CVA, **CEA**, **CUA**	Yes	*YES. The land use is not proposed to be changed*

Appendix 5 – Urban Design Framework Strategies – Implementation

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URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)

Land Use

Findings

- Current land use controls could result in a City filled with residential development, compromising long term employment growth.
- The retail core is spread out too far, which results in empty shopfronts and creates inactive streets.
- The City's cultural identity is diversifying to support City life.

Objectives

A vibrant and growing Regional City

Planning controls promote a diversity of uses to encourage a vibrant City Centre, day and night. Jobs and housing growth supports Wollongong's role as a Regional City. Wollongong is an attractive place to live, work, visit and invest.

Directions	Strategies	Implementation Actions and Notes
1 Prioritise jobs growth and establish a resilient commercial core	1.1 Define and strengthen the role of the E2 Commercial Centre Zone for employment	1.1.1 LEP: Amend the boundaries for the E4 and MU1 zones for the City Centre based on *Commercial Core Diagram* Pg68 UDF (with zone names amended to current) 1.1.2 LEP: Introduce a provision to retain the existing quantum of employment generating floorspace (certain uses) upon redevelopment to protect existing employment generating floorspace supply.
	1.3 Pursue incentives for commercial development	1.3.1 Development Contributions Plan: Apply a discount of 1% on Development Contributions for Commercial Developments in the City Centre Levy area (reduced from 2%). 1.3.2 Delay the payment of contributions for Office premises development over $20M until occupation certificate
2 Develop active commercial streets that respond to character	2.1 Promote commercial diversity in buildings while protecting the character of historic retail streets and precincts	2.1.1 DCP: Amend DCP to include Precinct character statements and objectives including for streets. 2.1.2 DCP: Protect the character of historic retail streets and precincts with new built form controls including for street frontage heights. 2.1.3 LEP: Amend Clause 8.4 Minimum building street frontage to enable opportunities for finer grain development on small sites within the E2 Commercial Centre Zone.
	2.2 Only require non-residential ground floors on key active City Centre streets	2.2.1 LEP: Include an Active Frontages map for the City Centre area in the WLEP. The map will be linked to Clause 7.19 which will provide the requirements for developments with this mapping, including non-residential uses at ground. This will then over-ride Clause 7.13 which currently requires a non-residential ground floor throughout the E2 and MU1 zones.
3 Plan for a variety of housing to support a lively and inclusive city	3.1 Guide residential development in the right locations	3.1.1 LEP: To achieve additional housing supply around the City Centre a amend the LEP to permit residential flat buildings to be delivered in the MU1 Mixed Use zone where there is no active frontage control. Amend the LEP to outline that Clause 7.13 does not apply to the Wollongong City Centre. 3.1.2 DCP: Introduce a new section in the Wollongong City Centre DCP to address the design of residential uses at ground. This should be clearly separated from the requirements of the active frontage control under the LEP and consider the appearance of buildings, contribution to the streetscape, activation of the public domain, privacy and gardens.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Built Form		
Findings		
• General development controls don't respond to the character and historic qualities of places in the City. • The planning controls do not provide clear guidance for development to deliver the intended built outcomes for the City. • The City's development controls do not promote development that defines a city skyline or enhances the unique natural setting. • Developments favour maximising building development controls over design quality, producing a less attractive City.		
Objectives		
An attractive and diverse city in a unique natural and historic setting Clear planning controls preserve the unique historic character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline , celebrates the natural setting and is human scale.		
Directions	**Strategies**	**Implementation Actions and Notes**
4 Grow a legible city that supports a distinctive and evolving character	4.1 Plan for diversity in form and renewal at all scales	4.1.1 LEP: Amend Clause 8.4 Minimum building street frontage to enable opportunities for finer grain development on small sites within the E2 Commercial Centre Zone. 4.1.2 LEP: Amend Clause 7.14 Minimum site width with reference to Residential Flat Buildings from 24m to 21m to bring it into alignment with the SEPP (Housing) 2021 (TOD amendment)
	4.3 Preserve buildings and places of significant character values for the enjoyment of future generations	4.3.1 LEP: Progress listing of 100-120 Keira Street which was removed from the wider Wollongong City Centre heritage listings project (2022) in order to resolve related ownership and lot boundary issues.
	4.4 Preserve views to the escarpment, ocean, natural and built heritage.	4.4.1 DCP: Update the Wollongong City Centre DCP key views diagram and controls to consolidate existing controls spread through the document and maximise key view corridors within the constraints of the existing height controls. 4.4.2 DCP: Amend built form controls including side setbacks and setbacks above street wall preserve views between buildings to significant natural landscape and built form.
5 Strengthen and simplify planning controls to promote built form diversity in response to people and place	5.1 Develop controls that ensure slender tower forms, appropriate separation and consistent setbacks	5.1.1 DCP: Update the Wollongong DCP minimum side and rear setbacks table to preserve and open up public views of significant built form, open spaces and natural features available from and around the site, and improve visual permeability along longer blocks. 5.1.2 DCP: Update the Wollongong DCP to amend maximum floor plates and building depths. Retain existing maximum floor plate sizes for commercial (1,200m2 GFA) but increase maximum building depth to 30m to allow for greater variety of tower forms. Decrease maximum floor plate size for residential development to 750m2 GFA to ensure tower slenderness. Increase maximum building depth to 21m to allow for a typical residential apartment layout. 5.1.3 LEP: Update the Wollongong LEP to remove the minimum building separation distances for residential development (deferring to the ADG) and to remove the requirement for 0m separation below street wall in the E2 Commercial Centre zone.
	5.2 Develop controls for floor to ceiling heights that ensure good amenity and adaptability	5.2.1 DCP: Update the Wollongong DCP to include following recommended minimum floor-to-ceiling heights to achieve a high level of internal and external amenity and flexibility at ground floors. i Ground: minimum 4m for all ground floor uses in active frontage areas. 3.3m for all other areas. As per ADG for residential. ii Level 1 and above: 3.3m for commercial. As per ADG for residential.
	5.3 Develop controls that provide guidance on site amalgamation and isolation.	5.3.1 LEP/DCP: Update Wollongong LEP and DCP to provide flexibility to allow for the development of isolated sites (4.11).
	5.4 Develop controls for fine grain frontages to ensure human-scale development.	5.4.1 DCP: Update the Wollongong DCP to include detailed controls for Street Frontage Heights and Active Frontages, especially in existing fine grain areas.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Built Form		
5 Strengthen and simplify planning controls to promote built form diversity in response to people and place	5.5 Develop ground setback controls that provide attractive interfaces and functional streetscapes.	5.5.1 DCP: Update the Wollongong DCP ground floor setbacks map to reflect the new land use zone boundaries, provide generous publicly accessible setbacks on key streets and adequate private domain setbacks for residential uses at ground.
	5.6 Develop street Frontage height controls that respond to character and human scale.	5.6.1 DCP: Update the Wollongong DCP to include a map indicating street frontage heights and setbacks behind street frontage. 5.6.2 LEP: Include Design Excellence requirements for developments that exceed street frontage height. 5.6.3 DCP: Update the Wollongong DCP to include a maximum continuous street frontage length of 55m in all areas apart from Crown Street Mall, Crown Street and Keira Street.
6 Elevate the importance of design quality in the City Centre	6.1 Strengthen the commitment to design excellence	6.1.1 LEP: Update the LEP Design Excellence Clauses to - i refer to additional Key Sites including those identified in the UDF. ii Increase emphasis on public art outcomes 6.1.2 DCP: Amend Wollongong DCP to outline that in addition to the LEP requirements for review by DRP, applicants are encouraged to seek additional review, including at pre-lodgement stage. 6.1.3 DCP: Update the DCP to include requirements for a Public Art supported by a Public Art Plan to be provided with all developments on Key sites and developments on sites over 5,000m2, with a estimated development cost over $3,000,000.
	6.3 Provide clarity and improve outcomes through a strong assessment process	6.3.1 DCP: Update the DCP with City Centre specific site analysis requirements, linked to the proposed precinct visions and controls. Site Analysis requirements for LGA wide developments were updated in DCP A1 Chapter, adopted 24 Feb 2025 and in force 5 March 2025. These will apply to the City Centre and are referenced in the draft DCP.
	6.4 Prepare design guidelines that communicate better design outcomes	6.4.1 DCP: Amend the DCP to incorporate more design guidance. Where relevant, refer to existing design quality policies prepared by the Government Architect NSW.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Public Domain and Connections		
Findings		
• The City lacks clear physical and visual connections to key places which makes wayfinding difficult and discourages walking. • Arrival into the City Centre is confusing and provides an underwhelming first impression of Wollongong. • Public open spaces are valued but do not yet realise their full potential. • Key public spaces are at risk of overshadowing by surrounding buildings. • Tree canopy cover in the City Centre is inadequate.		
Objectives		
A green and walkable city The city street grid is clear and facilitates walking. Revitalised public spaces are a catalyst for growth and support an active. healthy community. A significant increase to the City's tree canopy contributes to a green and sustainable city.		
Directions	**Strategies**	**Implementation Actions and Notes**
7 *Strengthen the structure of the City through a permeable grid that prioritises pedestrians*	7.2 Create a permeable city grid for pedestrians	7.2.1 LEP: Amend Cl 8.2 2 to remove the requirement for no separation from ground to street frontage height between neighbouring buildings to enable the creation of through site links; align with side setback requirements in the DCP for development in the Mixed Use Zone 7.2.2 DCP: Update Figure 3.1 Permeability in the DCP to reflect current structure, approved DAs and desires new links
	7.5 Identify roads for vehicular traffic and servicing	7.5.1 DCP: Update DCP to restrict driveway access on key streets with active frontages (as mapped in LEP)
9 *Protect sunlight to key public spaces*	9.1 Protect solar access to key public spaces to maximise amenity	9.1.1 LEP: Update the solar access controls in the LEP to ensure: i The existing solar access planes to MacCabe Park, Pioneer Park, Market Square and Civic Square are retained and amended to reflect best practice methodology. ii New solar access controls are provided in the Wollongong LEP to define solar access planes for: • Arts Precinct: 9am - 3pm • Crown Street Mall: 12am - 2pm • Church St (Mall): 11am - 1pm 9.1.2 DCP: Update the Wollongong DCP to: i Introduce controls and guidance to support the LEP clauses for the protection of solar access to new public spaces. ii Introduce controls to guide the protection of solar access to communal open spaces in commercial developments.

Appendix 6 – Group of Commercial Buildings on Keira Street - SHI Form

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Wollongong City Council

SHI number
5067199
Study number

Item name: **Group of Commerical Buildings on Keira Street**

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500 Wollongong City

Address: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street **Planning:** Illawarra & Macarthur

Suburb/nearest town: Wollongong 2500

Local govt area: Wollongong City **Parish:**

State: NSW **County:**

Other/former names:

Area/group/complex: **Group ID:**

Aboriginal area:

Curtilage/boundary:

Item type: Built **Group:** Commercial **Category:** Commercial Office/Building

Owner: Multiple Owners

Admin codes: **Code 2:** **Code 3:**

Current use: Restaurant/offices/Rental flats

Former uses: Commercial/flats

Assessed significance: Local **Endorsed significance:**

Statement of significance: The Group of Commercial Buildings at 100-120 Keira Street, are significant to the history of the Wollongong area as they represent a fine example of a group of shop, many with residences above, dating from the early 1900's. The shops have been well retored and provide a rare and unique example of a historic row of shops in the City. Each shop also has its own, individual aesthetic value, enhanced by their collective presentation.

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Wollongong City Council

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Study number

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Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500 Wollongong City

Historical notes of provenance:

Graham Arthur Robinson of Wollongong, farmer, purchased this land for £201 on 15 July 1884, from Edward Collaery, butcher of Woonona. On 8 December 1886 he purchased additional land for £120. Arthur Robinson died at his home Millbank, Gipps Road, Wollongong on 26 October 1905. His property passed to his son Arthur Robinson junior. Walter Graham Arthur Robertson junior, retired bank manager of Wollongong, converted various parcels of land in Wollongong to Torrens Title in 1919.

Shop 100 Keira Street: On 24 October 1922, Lot 1 Section B of DP 9874 was transferred to Annie Di On [Dion], widow. She mortgaged the land to Harold Cox, solicitor of Wollongong on 29 November 1922. The site was shown as vacant when assessed by the Valuer General on 1 October 1922 but had a brick shop and dwelling with 3 rooms was on the site by 25 July 1923, In February 1923, Tom Dion advertised that he had opened a 'New and Up-to-Date Shop' in Keira Street selling fresh vegetables and fresh fruit from his garden. This may have been this property. Mrs Dion also conducted a hat shop in Keira Street but its location is unclear.
Current Identifier: 1/B/9874
References: CT 2920 f 65; CT 3385 f 117; Illawarra Mercury, 23 Feb 1923, p 9; 7 Sept 1923, p 9; Valuer-General Valuation List, NRS 14466, Valuer General, Valuation Card, SANSW 13/7927, Keira St, No 1793

Shop 102 Keira Street - Walter Graham Robertson, retired bank manager of Wollongong, converted various parcels of land in Wollongong to Torrens Title in 1919. On 26 August 1922, Lot 2 Section B of DP 9874 was transferred to Stephen Webb, storekeeper of Wollongong. He mortgaged it to Jane Emma Grant, widow of Darlinghurst on 20 April 1923. By 25 July 1923, there was a brick shop on the site of 102 Keira Street. From 1 July 1924, it was leased to William Joseph Kelly, draper. By 1961, the property was known as 56A and 56B Keira Street. There were flats above the shops.

Shop 104 Keira Street: it was built on Lot 3 Section B of W G Robertson's subdivision. Robertson conveyed the land to Archibald Graham, junior of Wollongong on 1 June 1891 for £136/10/0.
Current Identifier: 2/B/9874

References: CT 2920 f 65; CT 3327 f 152; Valuer-General Valuation List, NRS 14466, Valuer General, Valuation Card, SANSW 13/7927, Keira St, No 1794

Shop 106-8 Keira Street:
Allotment 3 Section B was conveyed to Archibald Graham, junior, produce merchant of Wollongong on 1 June 1891 for £136/10/0. Graham mortgaged it for £200 to the Commercial Bank of Sydney on 15 August 1892. On 11 September 1918, Archibald Graham's widow conveyed the property to William Moran, soldier of Wollongong for £120 subject to a number of outstanding mortgages. A short time later, on 4 February 1919, Moran conveyed the land to Stephen Webb, shopkeeper of Wollongong for £180. Stephen Webb retained the property until he sold it to Charles Edward Bradley police constable of Wollongong on 24 March 1950 for £5,200.

Current Identifier: 3/217310
References: Illawarra Mercury, 24 April 1884, p 3; Old System Deeds, No 852 Book 463; No 64 Bk 526; No 950 Bk 1136; No 389 Bk 1146; No 6 Bk 2118

Shops 110, 116, 118-120 Kiera Street:
When the Valuer General first assessed Wollongong properties on 1 October 1922, there was a range of four brick shops and dwellings all of 4 rooms on these lots. It is unclear when the buildings were constructed. In August 1889, Robinson advertised a house and shop of 5 rooms to let in Keira Street. It may have been one of these shops and dwellings.

Current Identifier: 4/577095; 5/577095; 6/577095
References: Illawarra Mercury, 22 Aug 1889, p 2; 27 Oct 1905, p 1; Old System Deeds, No 957 Bk 291; No 339 Bk 354; Valuer General, Valuation Card, SANSW 13/7927, Keira St, Nos 1796-1799

Themes:

National theme	State theme	Local theme
3. Economy	Commerce	Supplying retailing and financi

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Wollongong City Council

SHI number
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Item name: **Group of Commerical Buildings on Keira Street**

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500 Wollongong City

Designer:

Builder: Investor: Graham Arthur Robinson

Year started: 1891 **Year completed:** 1922 **Circa:** Yes

Physical description: The item is a two storey row of shops, with rendered external walls and veranda with a low-pitched skillion corrugated iron roof. Due to sloping grounds, the shops are organised in two groups, each group on different floor AHD. Each group consists of a pair of symmetrical shops with recessed and tiled entry, flanked by large glazed shopfronts. The shopfronts are positioned under an angle, to facilitate display of goods sold, from c.1880s-c.1920s.

Each of the fenestration elements is symmetrical when viewed in isolation, but none are in the central axis of the building or shops.
Each shop shops has two doors: a timber door leading to the flat upstairs; the other is the shop door, recessed and flanked by large shopfront windows. Each flat has two windows, double hung, 2/2, with low arched top.

Physical condition level: Excellent

Physical condition: Well maintained. Integrity good when viewed from exterior; medium to low in interior Ground floor; unknown on upper level..

Archaeological potential level: Not assessed

Archaeological potential Detail:

Modification dates:

Recommended management:

Management:

Management category	Management name
Statutory Instrument	List on a Local Environmental Plan (LEP)
Recommended Management	Prepare a maintenance schedule or guidelines
Recommended Management	Prepare or include in a Conservation Policy

Further comments:

Criteria a): [Historical significance] Local - item demonstrates continued use of the shops and flats for c.100 years.

Criteria b): [Historical association significance] Local - Shops operated by members of the Dion Family, a prominent local family.

Criteria c): [Aesthetic/ Technical significance] Local - of interest due to interlaced design and aesthetic values.

Criteria d): [Social/Cultural significance] N/A

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Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500 Wollongong City

Criteria e): [Research significance] N/A

Criteria f): [Rarity] Local - design and construction of a conjoined group of shops like these were not unusual in NSW context, but relatively rare in the local area.

Criteria g): [Representative] Local - design and construction of a conjoined group of shops like these were not unusual in NSW context, in cases one person owned a row of properties.

Intactness/Integrity: Moderate

References:

Author	Title	Year
	See Custom Section	

Studies:

Author	Title	Number	Year

Parcels:

Parcel code	Lot number	Section number	Plan code	Plan number
LOT	1		DP	129003
LOT	2	B	DP	9874
LOT	3		DP	217310
LOT	4-6		DP	577095

Latitude: **Longitude:**

Location validity: **Spatial accuracy:**

Map name: **Map scale:**

AMG zone: **Easting:** **Northing:**

Listing:

Name	Title	Number	ListingDate
	Potential Heritage Item		

Data entry: Data first entered: 09/12/2019 Data updated: 17/11/2021 Status: Basic

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Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500 Wollongong City

Image:



Caption: Group of Commerical Buildings on Keira Street
Copy right: Wollongong City Council
Image by: Wollongong City Council
Image date: 06/01/2020
Image number:
Image url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345479ae2e20bb5419f82cf0f8a490fd1bf.JPG
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345479ae2e20bb5419f82cf0f8a490fd1bf.JPG

Image:

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SHI number
5067199
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Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500 Wollongong City



Caption: 110,116,118-120 Keira Street
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Image date: 06/01/2020
Image number:
Image url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345c97b4821934041c1a7f6db412ec8c6ad.JPG
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345c97b4821934041c1a7f6db412ec8c6ad.JPG

Image:

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Item name: **Group of Commerical Buildings on Keira Street**

Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500 Wollongong City



Caption: 106-108 Keira Street
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Image url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345d4f460b7a76941f1bbfdb72caf6b6a09.JPG
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345d4f460b7a76941f1bbfdb72caf6b6a09.JPG

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Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500 Wollongong City



Caption: 102-104 Keira Street
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Image url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/3455957e23f11ed4761a26bcc743426be14.JPG
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Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500 Wollongong City



Caption: 100 Keira Street
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Image number:
Image url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/34525ba7897eb0a45ad9bd8398e710cda54.JPG
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test34525ba7897eb0a45ad9bd8398e710cda54.JPG

Image:

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Location: 100, 102-104, 106-108, 110, 116 and 118-120 Keira Street Wollongong 2500 Wollongong City



Caption: awnings 110,116,118-120 Keira Street
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Image by: Wollongong City Council
Image date: 06/01/2020
Image number:
Image url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/345bb5bdc03ce82478db622ebf2697f8837.JPG
Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/WebAPP/Thumb_test345bb5bdc03ce82478db622ebf2697f8837.JPG

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Wollongong City Centre Planning Proposal

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Part D - Locality Based DCPs/Precinct Plans
Chapter D13: Wollongong City Centre

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DOCUMENT CONTROL

Rev No.	Adoption Date	In Force Date	Revision Details
	23 July 2008	30 July 2008	Adopted
1	15 December 2009	1 March 2010	Incorporated into Wollongong DCP 2009
2	21 November 2016	14 December 2016	Updates resulting from sustainability review
3	TBA	TBA	Revised DCP chapter - to implement actions of Wollongong City Centre Urban Design Framework 2020

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1. INTRODUCTION

1.1 This DCP Chapter

1.1.1 Purpose of this Chapter

The Wollongong Development Control Plan (DCP) 2009 - Chapter D13 Wollongong City Centre outlines the aims, objectives, and development controls for development in Wollongong City Centre. This chapter supports the objectives contained in the Wollongong Local Environmental Plan (LEP) 2009 Part 8 Wollongong City Centre.

This Chapter is informed by:

- The vision for the City Centre – A City for People: Public Spaces Public Life (2016)
- The Wollongong City Centre Urban Design Framework (2020)

1.1.2 Where this DCP chapter applies

The Wollongong City Centre (City Centre) precinct includes to all land contained within the Wollongong City Centre as defined in the Wollongong LEP 2009 Wollongong City Centre Map.

This chapter provides the site-specific planning requirements for development within the City Centre. In the event of any inconsistency between this part of the DCP and any other part of the DCP, the provisions in this chapter of the DCP will prevail.

The determining authority will take the provisions of this chapter into consideration in determining all applications within the City Centre. Development applications must demonstrate consistency with the aims, objectives and development controls of this and other relevant chapters of the DCP.

1.1.3 Aims of this Chapter

The aims of this chapter are:

1) To build upon the Wollongong LEP 2009 by providing detailed, place specific objectives and development controls for development in the Wollongong City Centre.
2) To ensure development aligns with A City for People: Public Spaces Public Life (2016) and the directions and recommendations of the Wollongong City Centre Urban Design Framework (2020).
3) To guide a place-based development approach through a comprehensive set of objectives and development controls informed by the character of distinct precincts within the Wollongong City Centre.
4) To promote design excellence and quality urban design and architectural outcomes in Wollongong City Centre.

1.2 Strategic Priorities

This section outlines the vision for the City Centre in relation to key strategic documents and explains how the approach of this DCP Chapter will help support the City Centre vision.

1.2.1 The vision - A City for People: Public Spaces Public Life 2016

In the 21st century Wollongong City Centre will be a people-oriented, sustainable and livable city.

Wollongong City Centre is a thriving and unique Regional City, delivering a diverse economy and

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offering a high quality lifestyle. The City Centre is nationally recognised as a livable city and is the place where people want to live, work and play.

1.2.2 Net Zero Wollongong: Climate Mitigation Plan

Net Zero Wollongong articulates the community's commitment to reach net zero carbon emissions by 2050.

1.2.3 The Wollongong City Centre Urban Design Framework 2020

The Urban Design Framework defines objectives and strategies across three key areas: Land Use; Built form and Public Domain & Connections.

Land Use

A vibrant and growing Regional City: Planning controls promote a diversity of uses to encourage a vibrant City Centre, day and night. Jobs and housing growth support Wollongong's role as a Regional City. Wollongong is an attractive place to live, work, visit and invest.

Built Form

An attractive and diverse city in a unique natural and historic setting: Clear planning controls preserve the unique character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline that celebrates the natural setting and responds to human scale.

Public Domain & Connections

A green and walkable city: The city grid is clear and facilitates walking. Revitalised public spaces are a catalyst for growth and support an active, healthy community. A significant increase to the City's tree canopy contributes to a green and sustainable city.

1.2.4 Wollongong City Centre DCP

This DCP chapter has been developed with reference to the strategic priorities and recommendations identified above and to work in conjunction with the provisions of the Wollongong LEP 2009.

The role and application of this chapter has particular relevance to the following directions:

1) Prioritise jobs growth and establish a resilient commercial core;
2) Develop active commercial streets that respond to character;
3) Plan for a variety of housing to support a lively and inclusive city;
4) Grow a legible city that supports a distinctive and evolving character;
5) Strengthen and simplify planning controls to promote built form diversity in response to people and place;
6) Elevate the importance of design quality in the City Centre;
7) Strengthen the structure of the City through a permeable grid that prioritises pedestrians;
8) Create a green network of open spaces and a strong street tree grid for a sustainable, healthy and attractive city; and
9) Protect sunlight to key public spaces.

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1.3 Good Design and Design Excellence

The *NSW Environmental Planning and Assessment Act 1979 (the Act)* requires that all development demonstrate "good design". The objects of the Act section 1.3(g) include: "to promote good design and amenity of the built environment".

Better Placed: An integrated design policy for the built environment of NSW (GANSW 2017) establishes what the NSW Government expects regarding good design and effective process across all built environment projects in NSW. *Better Placed* explains how we can raise quality, expectations, and standards, and establishes a set of seven objectives for the NSW built environment:

1) Better fit: contextual, local, and of its place

2) Better performance: sustainable, adaptable, and durable

3) Better for community: inclusive, connected, and diverse

4) Better for people: safe, comfortable, and livable

5) Better working: functional, efficient, and fit for purpose

6) Better value: creating and adding value

7) Better look and feel: engaging, inviting, and attractive

Built environment projects should be evaluated against these objectives at several stages throughout their development. *Better Methods: Evaluating Good Design (GANSW 2018)* sets out relevant criteria for each of the seven objectives.

Wollongong City Centre Urban Design Framework (UDF) defines the future character of the City Centre's key precincts, streets and open spaces. It provides a framework through which the objectives of Better Placed can be tested and realised when designing development within the City Centre.

All developments in the City Centre are assessed under object 1.3g) of the Act, and are expected to demonstrate achievement of the 7 objectives of *Better Placed*.

1.3.1 Design Excellence Process Requirements

Consent for developments involving the construction of a new building or external alterations to an existing building in the City Centre is contingent on whether they achieve design excellence, as defined by the criteria set out in the Wollongong LEP 2009. To achieve design excellence an increased rigor must be applied to the resolution of the design.

Design excellence requirements in the Wollongong LEP 2009 include the requirements for review by the Design Review Panel. In addition to these minimum requirements, applicants are encouraged to seek review by the Design Review Panel at multiple stages through their application. Applications for development on Key Sites or sites over 5,000m2 are strongly encouraged to seek pre-lodgment review by the Design Review Panel.

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2. CITY CENTRE PRECINCTS & KEY SITES

Great places build on their unique characteristics to reflect shared community values and culture. Through this, they attract residents, workers, visitors, enterprise and investment to grow and enhance the city for the enjoyment of its people.

This Section describes the character of the different Precincts within the City Centre, including relating specific objectives to those Precincts and the Key Sites within them.

2.1 City Precincts

The City Centre is made up of a collection of precincts which provide a foundation for its ongoing renewal and revitalisation. These 'City Centre precincts' each have their own blend of history, culture, activity, built form and natural features, creating places with distinctive identities and functions.

Significant heritage places within these city precincts contribute to the quality and experience of the built environment. Shaped by their cultural, social, historical, political, economic, and physical contexts, heritage places provide meaningful links to our past and have a significant role to play in the future of our city.

2.1.1 General Objectives

Overarching objectives for all City Precincts include:

a) The unique character of each Precinct is enhanced.

b) New development has regard to the existing fabric and character of each Precinct in scale, proportion, street alignment, materials and finishes; and reinforces their distinctive attributes and qualities through the new built form.

c) Heritage items and their setting are protected, enhanced and valued for their contribution to the City Centre's character.

d) Public spaces, including streets, lanes and parks maintain a high level of amenity, especially regarding solar access, physical accessibility and greening.

e) Active frontages address the public domain.

f) Existing significant views and vistas to buildings, and places of historic and aesthetic importance, are protected.

g) New development responds appropriately to the future desired context of the site.

h) Development incorporates best practice sustainability in both design and operation.

2.1.2 General Development Controls

1) New development is to demonstrate how development aligns with the Precinct Character and Precinct Objectives as outlined in the City Precinct sections. Sites located where Precincts overlap should consider the Character and Objectives of both Precincts, as appropriate.

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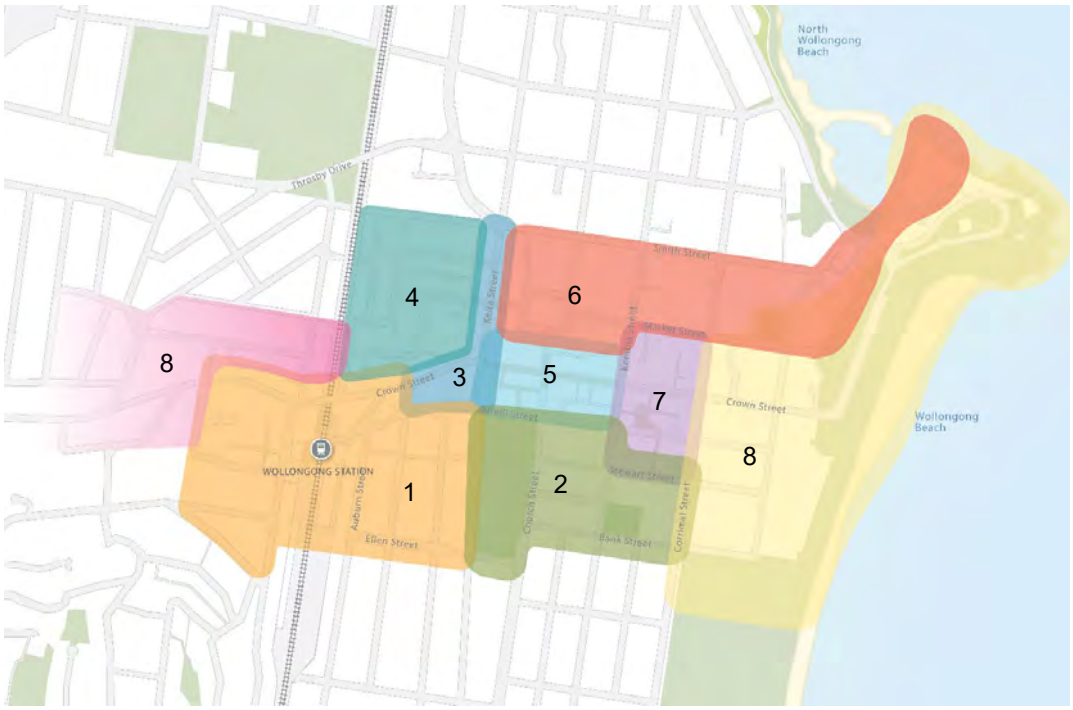


Figure 1 - City Precincts

1. Rail Arrival and Southern District
2. MacCabe Park
3. Keira and Western Crown
4. Market Street West
5. Crown St Mall
6. Market St to Harbour
7. Arts and Eastern Crown
8. Foreshore
9. Health

2.2 Key Sites

This Section includes objectives and controls relevant to all sites mapped as 'Key Sites' in the Wollongong LEP 2009. The objectives, controls and contextual information provided in this section will assist applicants and the determining authority in understanding the desired urban design outcomes for key sites in Wollongong City Centre.

Key Sites have an important role to play in the urban fabric of the City Centre. These sites act as catalysts for urban renewal and provide an opportunity to improve urban design and amenity outcomes for the greater public domain. The Wollongong LEP 2009 requires that development (valued over $3,000,000) on a Key Site be reviewed by a design review panel.

The Design Review Panel will advise the assessment and determination authority as to whether the objectives and controls have been appropriately addressed.

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2.2.1 General Objectives

Overarching objective for all Key Sites include:

a) To ensure appropriate site planning resolution through a detailed Urban Design and Architectural analysis and design process

a) To achieve high quality urban design and amenity outcomes for the City Centre

b) To protect solar access to the public domain including key open spaces

c) To protect public views and street vistas

d) To protect all trees and significant landscape elements contributing to the public domain

e) To respond appropriately to the future desired context of the site

f) To ensure appropriate distribution of height, especially regarding the positioning of towers

g) To ensure appropriate public domain outcomes are delivered on the site, including mid block links, new streets and lanes

2.2.2 General Development Controls

1) Key Sites must be developed in accordance with the objectives and character statement for the relevant City Precinct/s, including the delivery of public domain improvements.

2) A detailed urban design study is required for all Key Sites.

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2.3 Rail Arrival and Southern District



Precinct Location

2.3.1 Character

This precinct is the western entrance to the City Centre and development supports the City's role as a vibrant and growing Regional City. The precinct is an inviting, high quality and well-connected transport hub, with strong pedestrian links to the commercial centre, MacCabe Park, the coast and the health precinct.

Buildings and public domain along Burelli Street and interfacing the Rail Corridor support this precinct by providing high-quality urban design outcomes that contribute to a positive first impression of Wollongong. Burelli Street is the city's premier location for A-grade office development, showcasing the highest quality, new office buildings in a well connected and high amenity location.

East-west permeability for pedestrians and cyclists connecting the Station to MacCabe Park breaks up long north-south blocks offering high levels of accessibility and complimenting the role of Burelli Street as the City Centre's key public transport corridor.

Moving south from Burelli St, the precinct offers an eclectic mix of uses and scales. The diversity of the existing built form is maintained and complemented by new development. New buildings transition sympathetically from the large-scale commercial office towers along Burelli Street to mixed uses and residential buildings of a range of scales.



Concept perspective: The Southern District supports a range of uses

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2.3.2 Objectives

a) Improve pedestrian experience by increasing permeability from Station through to MacCabe Park and the commercial core

b) Provide a high quality public domain

c) Integrate vegetation into both the public and private domain to increase canopy cover and amenity and add colour to the streets

d) Ensure excellent solar access to Lowden Square

e) Promote 'A-grade' office development along Burelli Street to support Wollongong City Centre's role as the core of the Region's commercial activity

f) Create a positive arrival experience with high-quality urban and architectural design

g) Promote and retain diversity of land uses and built form throughout the mixed use area

h) Open up views from the station through to MacCabe Park

i) Retain views to the escarpment, including along the Rail Corridor

2.4 MacCabe Park



Precinct location

2.4.1 Character

MacCabe Park is approximately 5.6 hectares in size and is bounded by Burelli Street to the north, Ellen Street to the south, Keira Street to the west and Church Street to the east. MacCabe Park has been a formal city park since 1929 and has played host to a range of utility, sporting and recreational uses since that time. Since the 1970s Council has been gradually acquiring properties along Keira Street and Ellen Street to expand the Park.

MacCabe Park is the City Centre's premier park. It is a significant green open space which is integrated with the commercial and retail core and surrounding residential areas through a network of high-quality streets and lanes. The Park is a focal point for everyday outdoor activity, active and passive recreation, festivals and informal occasions. The Park is emerging as a destination for evening visitation, with festival style lighting and a growing number of planned events and activities.

MacCabe Park is a sustainable landscape acting as a green filter for the city. Development surrounding the Park provides a strong urban identity built on the quality of the streets and building facades. The Park's surroundings provide passive surveillance, good public transport, facilities and services. The Park is framed by low and medium density buildings to the south and east, stepping up to the higher density residential through the rail arrival and southern precinct and the taller commercial towers of Burelli Street. Integrated transport routes along Burelli Street facilitate a hive of activity, helping to establish a series of exciting, comfortable and activated places to socialise.

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Concept perspective: MacCabe Park will be a focal point for the City

2.4.2 Objectives

a) Ensure MacCabe Park is welcoming, accessible and functional for all city users providing breakout areas for office workers, spaces for reflection, urban sports opportunities, and infrastructure that supports events, festivals and activities.

b) Renew connections and enhance sightlines to the park.

c) Maintain and open up views from the park to the escarpment and foreshore

d) Prioritise the amenity of the park and its users by maintaining solar access in alignment with the sun plane provisions.

e) Maintain views to the sky from the park by creating a transition in height away from the park edges.

f) Create a green network by linking tree-lined streets to the park and other open spaces

g) Residential and commercial development around the park provides a strong and active interface day and night, creating a safe and welcoming space.

h) Any redesign of the park retains the heritage listed Canary Date Palms and responds to their existing definition of space and role as landmarks.

i) Stormwater is captured and filtered through the park's landscaping.

j) Pedestrian and cycle paths trace key desire lines.

k) Views and connections within the park are clear and open.

l) Significant heritage structures are retained and interpreted through the park's landscape including: Canary Island Date Palms (item 6587), Monument & Memorial Arch (item 6324)

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Activations and events add to a rich experience of the Park



The Park is safe for all at night



Concept perspective: Medium Density Residential Buildings make up the eastern area of the Precinct. Limited commercial offerings are provided as needed to support the Precinct.

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2.5 Western Crown and Keira Streets



Precinct location

2.5.1 Character

Western Crown and Keira Streets contribute to a regionally significant retail and entertainment precinct.

This precinct hosts a range of small and medium offers, including selected late-night food and beverage offers.

The built character of the street is a result of the small lot subdivision patterns from 1800s. Clusters of fine-grain heritage and character buildings in the form of one and two-storey interwar buildings line Crown and Keira Streets.

Grand buildings of up to 3 storeys articulate key corners such the former Crown Hotel, former Marcus Clark Building, The Illawarra Hotel and former National Mutual Life Assurance Building.

Detailing of the existing buildings utilise traditional materials such tiles and brickwork with molding and contrasting paint schemes to vertically articulate the facades and bring the buildings down to a human scale.

Pedestrian movement and amenity are prioritised with wide footpaths, through-site links, integrated seating, continuous awnings and accessible at-grade entrances, creating a pleasant walking experience linking the City to the station and health precinct.



Pedestrian spaces are high amenity



Outdoor dining enlivens the street

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Concept perspective: Western Crown Street will be a pedestrian friendly, active high street with mixed use development set back above fine grain retail street frontages

2.5.2 Objectives

a) Reinforce and emphasise the historical street proportions and street wall of main street shop typologies along Keira Street.

b) New development preserves and responds to the existing rhythm typical of a traditional retail high-street including low scale street walls, continuous awnings, generous shopfront glazing, narrow frontages and multiple entrances at-grade.

c) Continuous built edges and generous setbacks frame views north-west to the escarpment and create a street open to the sky.

d) New development complements the existing landmarks on the northeast corner of Market and Keira Streets (formerly the National Mutual Life Assurance Building) and the northwest corner (Illawarra Hotel).

e) Shopfronts are to be expressed at a maximum width of 6m wide to retain fine grain character of the Precinct.

f) The heritage listed row of early federation shops is conserved and informs the character of the surrounding precinct.

g) Traditional shop facades are conserved.

h) Where traditional façade elements are reconstructed this is based on documentary evidence.

i) Small tenancies continue to host local offers that are valued by the community and contribute to the vibrancy of Wollongong.

j) Encourage further agglomeration of active uses (day and night) such as boutique

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restaurants, specialty shops, grocery stores, clubs and pubs (that characterise land north and south of Victoria Street).

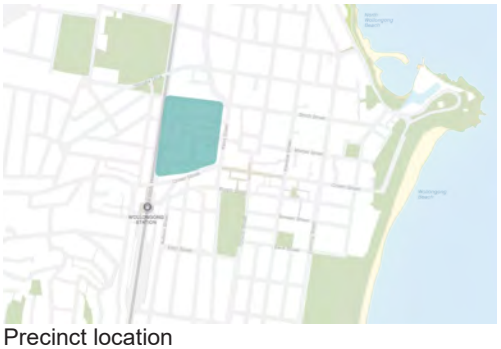
k) Shopfronts are active and clean with simple signage, clear glazing and open-able facades.

l) Integrate vegetation into both the public and private domain to increase canopy cover and amenity and add colour to the streets.

m) Maintain the amenity of the street by maximising solar access and minimising wind effects from taller buildings.

n) Preserve the curvature of Crown Street to the point where it extends west after Keira Street.

2.6 Market Street West



Precinct location

2.6.1 Character

The precinct is an important place of local commerce and thrives as a supplementary commercial precinct in the north west of the City Centre. High density residential on the top of the hill supports this precinct by bringing a transition of workers, visitors and residents day and night. Small and interesting food and beverage offers are integrated into the commercial fabric of the precinct, and connect to the night-time hub of small bars and eateries on Keira Street and Crown Lane.

Opportunities to provide new public open spaces are integrated into the redevelopment of the neighbourhood, which together with tree-lined, landscaped streets provide amenity and connectivity throughout, and contributes positively to streetscape character. Redevelopment of larger blocks considers the opportunity to introduce new pedestrian paths to break up long blocks, connecting people with new open spaces and to upgraded station connections off Crown Street.

Mid-scale office development addresses the street providing a continuous built edge with awnings. A strong street wall of up to four storeys responds to the heritage buildings at the intersection of Keira and Market.

Views to the escarpment and to the St Michael's Cathedral Spire from this precinct are retained and accentuated due to their significance.

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Concept perspective: Market Street will continue to develop as a vibrant commercial services precinct with new open space and improved public domain



Landscaped urban spaces provide a place for casual interaction



Contemporary architecture complements heritage buildings



Smaller professional office suites are clustered in this area

2.6.2 Objectives

a) New development includes small to medium offices buildings to complement and support the varied employment functions of the area.

b) High density residential apartment buildings maintain slender tower forms to maintain significant public views west to the escarpment and St Michael's Cathedral spire.

c) Generous setbacks are maintained along the northern side of Market Street to allow for wider footpaths and increased street tree planting.

d) Where possible, long blocks are made more permeable by new pedestrian through-site links.

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2.7 Crown Street Mall



Precinct location

2.7.1 Character

Crown St has been the city's high street for over a century and remains a significant contributor to the commercial and social life of the city. Crown St Mall is an urban event space, and supports activity day and night through a complementary mix of leisure, entertainment, education, arts and music.

The Mall is the pedestrian spine of the city with laneways running north-south to connect to surrounding streets. Views from the Mall to the Foreshore and Escarpment are key to orientation and appreciation of the natural landscape.

East of Church Street, clusters of two storey character buildings promote a fine grain, human scale. A variety of ornamented parapets provide visual interest and tell the story of Crown Street's commercial history. West of Church Street larger retailers provide open and active facades which offer multiple entry points and promote pedestrian activity on their edges and through larger sites.

A defined street frontage height of up to two-storeys along the length of the Mall, continuous built edges and generous setbacks above street wall frame views and create a street that is open to the sky.

The materiality of the street is varied and colourful, ranging from the sandstone of the Wesley Uniting Church and seating elements throughout the mall, through decorative tiled, rendered and painted shopfronts to clean and crisp commercial office lobbies.



The pedestrian space is active day and night



Lanes are activated with dining and bars



Small offers bring variety and activity

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Concept perspective: New development on Crown Street will be set back to protect the fine grain character of Crown Street Mall, and preserve solar access to the open space

2.7.2 Objectives

a) Views to the escarpment and foreshore are preserved.

b) Views of St Michael's Square are maintained from Church Street and the mall looking north.

c) Solar access to the Mall is protected in alignment with the sun plane provisions in the Wollongong LEP 2009.

d) The Mall is prioritised as an active urban event space.

e) Large format retail buildings are redeveloped to respond to the fine grain context.

f) Heritage listed buildings are conserved, small infill development is encouraged and all new development responds to the established heritage scale, fine grain character

g) The materiality of new developments responds to the vibrant materiality, colour and facade treatment of the historic buildings and contemporary artworks.

h) Commercial and retail uses are prioritised.

i) Residential uses are setback from the street frontage.

j) Service and vehicle entries are consolidated on rear laneways.

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2.8 Market St to Harbour



Precinct location

2.8.1 Character

This precinct includes the area of the city's first town plan of 1834. The plan integrated topography, street layout, public buildings and places and lot subdivision into one cohesive design. The layout connects Crown Street to Wollongong Harbour via an orthogonal street grid centred on Market Street and punctuated by St Michael's Cathedral Square. The street layout has heritage significance and includes areas of high archeological potential.

A network of heritage items is connected visually and physically across the precinct. Each item retains critical significance for the identity and character of Wollongong City, both individually and in connection with the other sites. Market Square's formal presentation and relationship with surrounding residential buildings is unique in the City Centre.

Views and pedestrian connections from the Square down to the Harbour and Breakwater Lighthouse connect the City Centre with its economic history.



Concept perspective : New development provides a strong built edge, framing the view up to the Courthouse and St Michaels Church.

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Pedestrian paths are green and comfortable



Existing heritage fabric is retained and revealed beside contemporary additions



Heritage Buildings are celebrated with adequate curtilage and quality activation. Location: Joynton Ave Creative Precinct: Peter Stutchbury Architecture in association with Design 5 Architects

2.8.2 Objectives

a) Maintain the established moderate scale and civic nature of developments surrounding St Michael's Square, Wollongong Courthouse and Wollongong Public School.

b) Preserve the significant view looking West along Market Street to St Michael's Cathedral and east along Market Street towards the coast.

c) Maintain the courthouse clock tower and Cathedral steeples as the highest structures on the hill.

d) Retain the established residential character and moderate scale of development on land surrounding Market Square.

e) Solar access to Market Square is protected in alignment with the sun plane provisions in the Wollongong LEP 2009.

f) Enhance Market Street through public domain improvements that build upon the notable existing landscaping and mature vegetation

g) Active transport links along streets are to be improved.

h) Improve pedestrian permeability through the provision of new through block links where appropriate.

i) The historic, visual and physical link provided by Harbour Street between Market Square and Wollongong Harbour should be preserved and reinforced.

j) Conserve and manage the archaeological resources that are likely to remain throughout this precinct, which provide evidence of ongoing Aboriginal occupation and cultural heritage and the earliest period of colonial invasion and occupation in the Illawarra and the beginnings of the Township of Wollongong.

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2.9 Eastern Crown and Arts Precinct



Precinct location

This precinct is the city's cosmopolitan civic and office core. The Arts Precinct is a welcoming and active city plaza with high amenity and a range of offers for city workers, residents and visitors. Venues including bars, live performance venues and restaurants activate the area at night.

Interconnected laneways, and streets and buildings, celebrate art, music and culture through the installation of public art. The Arts Precinct lawn provides a key passive recreation and event space, activated by surrounding cultural institutions such as the Town Hall, Gallery and IPAC.

Lower Crown Street is defined by clusters of heritage listed civic and commercial buildings. The high-quality form and materiality of the building facades is complemented by the amenity of the public domain.

Mature trees line Burelli and Crown Streets and the Arts Precinct, and are integral to its public character.

Burelli Street provides a prestigious front door to the commercial core of the city. A-grade commercial buildings define the City's commercial centre and support the economy of the Regional City. Burelli Street is a key green street with generous ground setbacks, mature canopy trees and streetscape upgrades that prioritise pedestrian movement and staying and interface well with the public transport. Generous foyers and forecourts at ground are an integral part of the commercial feel of the street, incorporating internal portions of public domain and offering opportunities to meet and interact.

Towers are slender and distributed to maximise solar access, preserve key view corridors and encourage view sharing.

Canopy and vegetation cover is increased with efforts on both private and public land to achieve canopy targets. Tree- lined streets with ground setbacks frame views along streets, generous well-lit footpaths create safe and pleasant walking routes in this precinct.



Office towers contribute to a consolidated commercial precinct



The public domain is welcoming and activated



The pedestrian network is alive with greenery and artwork. Artist credit – 'Heaven' by Peter McGregor

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Concept perspective

Active laneways support the integration of commercial and civic uses across this precinct

2.9.1 Objectives

a) Art and Culture are celebrated in the public domain

b) Buildings addressing Burelli Street have a high quality commercial or civic character.

c) Building envelopes maximise winter solar access to the public domain

d) Building envelopes sensitively transition to heritage and character items.

e) Undesirable wind action on prominent public and private open spaces is alleviated

f) Existing Heritage and character buildings along east Crown Street between Kembla and Corrimal Streets are conserved and activated.

g) Ground and first floor frontages of new buildings along East Crown Street from Kembla Street to Corrimal Street are sympathetic to the late 19th Century Victorian and Italianate shop front styles without replicating such styles.

h) The appearance of building external finishes and colour promotes a sense of unity and character that consolidates the heritage environment.

i) Shop signage and lighting is sympathetic to the heritage context and is not installed above awning height.

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2.10 Foreshore



Precinct location

2.10.1 Character

The foreshore precinct is characterised by its natural setting. The continuous coastal edge and sand dune environment are complemented by the high-quality landscape design of Lang Park and connective public domain of the adjacent, heavily treed streets.

Active transport networks are well maintained and used. Public transport links the precinct to other key city areas. Pedestrians are prioritised throughout the precinct, especially at the foreshore edge. Entertainment and sporting venues are integrated with Lang Park and provide flexible venues for play, training, festivals and relaxation.

The locality has a residential, leafy character with generous side setbacks and landscaping. Residential development in this precinct is high quality and of slender proportions, preserving views in both directions to the escarpment and ocean. Mixed civic, education and retail uses create a mixed-use precinct which serves residents and visitors alike.

Long views north to Flagstaff Hill, south to the steel works and Port Kembla and west to the escarpment, are significant to the identity and character of the Precinct.



Concept perspective : The foreshore will become an important gathering place with a variety of active and passive uses

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Arrival at the beach is a focal point



The edges of the public domain are activated



Parkland connects seamlessly to the beach as a continuous, active space

2.10.2 Objectives

j) Development responds to and enhances the natural setting

k) Views to the escarpment, foreshore and significant places are preserved.

l) Buildings have a landscape setting with appropriate side setbacks to allow view sharing for other buildings and pedestrians.

m) Tourism, recreational and cultural uses and activities are provided in appropriate locations.

n) Redevelopment of large format facilities opens up views and pedestrian links to the foreshore.

o) Large city blocks are made more permeable for pedestrians with new through block links

p) Architectural diversity is increased through smaller site development

q) Development in the vicinity of the avenue of Heritage listed Norfolk Pines (item 6590) along Marine Drive is sensitive to their role as landmarks

r) Development along the foreshore is small footprint and low impact, reflecting the area's sensitive coastal and flood prone environment.

s) The foreshore area and open spaces are protected from detrimental overshadowing.

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3. CONTEXT

This section demonstrates in detail how the land use and built form requirements of the Wollongong LEP 2009 are to be realised through development. The objectives and controls are supported by the contextual information presented in the previous section – 2. City Precincts and Key Sites.

3.1 Site Analysis

Site analysis identifies the key elements of the site and its context. By identifying and describing the physical elements of the locality and the conditions that impact upon the development site, opportunities and constraints for development can be understood and addressed in the design.

A good site analysis underpins the design response to create a harmonious and seamless relationships with a site's surroundings and characteristics.

Site planning will then coordinate responses to issues relating to noise, overshadowing, safety, access, circulation, place, green cover, native habitat, views, privacy and energy consumption.

Site analysis should inform clear strategies and principles about how the design will respond to elements of site and context.

Site Analysis requirements are set out in Chapter A1 of the Wollongong DCP.

The following diagrams and notes are to assist in the development of site analysis for development in the City Centre.



Broad context: where does the site sit in relation to major natural and human-made elements? How does it relate to the Foreshore and Escarpment, the City Centre or City Fringe, topographic high or low points, and environmental conditions?



Precinct Character: How should the historic context inform the development? How will the development respond to the character of the precinct and contribute to its of sense of place and history, its role in the city, the distinctive patterns of development and landscape, and its uses and activity.



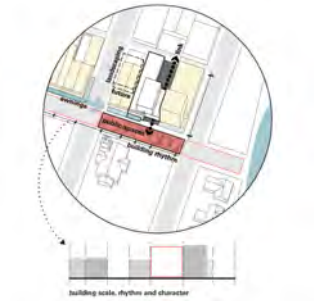
Urban structure: What role does the site play in the multiple layers of the city's structure? How will the development connect with the historic street grid and subdivision, the movement networks and major infrastructure systems, the open spaces, significant landscape and major public realm elements, the green networks and the important view corridors.







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Urban grain and massing: What is the pattern and scale of the surrounding streets, blocks and lots, the rhythm of building frontages to the street and the relationship between built form and landscaped areas. How will the development contribute to this scale and rhythm?



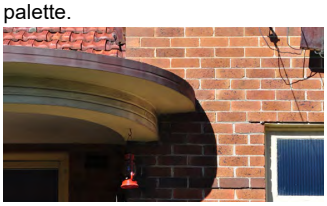
Amenity: What are the existing challenges to providing amenity to the new development? What amenity impacts to neighbouring developments and nearby public domain need to be considered? How will access to daylight, privacy, and view sharing be ensured for all?



Materiality: What of the natural and built context will influence the materiality of the development? How will the contextual environmental conditions impact sustainable material choices? What amenity impacts need to be considered when defining the material palette.







3.2 Solar Access to Public Spaces

Good solar access is a key contributor to the amenity of public spaces. Public Spaces include all parts of the public domain including parks, plazas, building forecourts and footpaths. Good solar access ensures that public spaces are inviting and well used, and that landscape elements are healthy and resilient.

Solar access to public spaces in protected through two key mechanisms; Sun Planes and No Additional Overshadowing (NAO) controls. General controls may also stipulate how much of a space must receive sunlight for how long, and during what apart of the day.

Sun Plane and NAO controls establish both dates and time periods to protect spaces. Generally, the times for protection are in the middle of the day when most use occurs.

Direct sunlight access to parks and places is important throughout the year. The dates used to generate these controls are set at the most conservative sun angles, which ensures protection throughout the remainder of the year when the sun is higher in the sky.

The dates and times of protection vary for each place according to the type of activities occurring in that place that benefits from sunlight, when those activities are likely to occur, and existing levels of sunlight and overshadowing.

3.2.1 Objectives

a) Protect and improve sunlight access to important public spaces throughout the year, and during periods in the day when they are most used.

b) Ensure city streets and the broader public domain receive sunlight to a high level of amenity.

c) Ensure that sunlight to new and planned future important public parks and places are protected by solar access controls.

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d) Ensure the healthy growth of trees, grass and other vegetation in the public domain.

3.2.2 General Development Controls

1) New public spaces must be protected from overshadowing. When redeveloping sites to create new public spaces 70% of the open space provided to receive a minimum of 4 hours continuous sunlight between 9am and 3pm on 21 June.

2) Outdoor communal open space provided in association with commercial developments must be designed to ensure that at least 50% of the open space receives a minimum of 2 hours continuous sunlight between 11am and 2pm on 21 June.

3) An overshadowing analysis is to be submitted with all development applications for new buildings or extension to existing buildings. The analysis must indicate the existing and proposed condition at 9am, 12 noon and 3pm on 14 April and 21 June. This can be in the form of a traditional set of overshadowing plans or sun-eye diagrams. If required, the consent authority may request additional detail to assess the overshadowing impacts.

3.2.3 Sun Planes

Sun planes are an arrangement of planar surfaces that are set at the same angle as the sun at specific dates and times.

The Sun plane defines an upper building height limit for the land impacted by the plane. Sun Plane controls are expressed as contoured planes extending between node points on the ground, and rays extending upward from those node points. The heights of the contours are measured in Australian Height Datum (AHD), unlike Height of Building limits (HOB) which are measured in metres above natural ground.

Development on land is prohibited if the development results in any part of the building projecting above the sun plane. Where an LEP height of building limit exists which sits lower than the Sun Plane, the lower height applies.

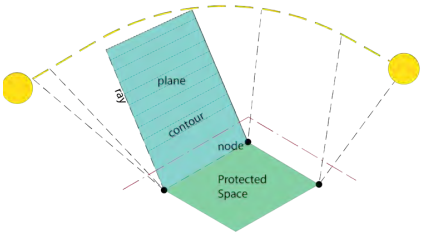


Figure 2: Sun Plane diagram

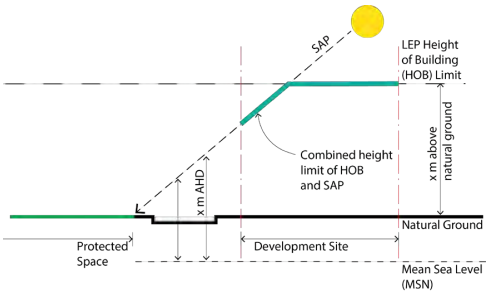


Figure 3: relationship between sun plane provision and height of building controls

Wollongong LEP 2009 establishes Sun Planes for 7 public spaces. The Sun Plane Protection Open Spaces and the set-out parameters of the sun planes are detailed in the Wollongong LEP 2009. To determine the actual height of a Sun Plane at any point, the description of the Sun Plane in Wollongong LEP 2009 prevails over the diagrams in Wollongong DCP 2009, in the case of an inconsistency.

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Table 1: Sun Plane Protected Spaces

	Park or Place	Intended period of protection	Primary SP date	Primary SP times	SP Extension dates and times
1	MacCabe Park	12noon - 2pm, all year	21 June	2pm	23 September, 21 December, 2pm from Node D
2	Civic Square	11am - 3pm, all year	21 June	3pm	23 September, 21 December, 11am from Node A, 3pm from Node D
3	Market Square	12noon - 2pm, all year	21 June	2pm	23 September, 21 December, 2pm from Node C
4	Pioneer Park	12noon - 2pm, all year	21 June	2pm	23 September, 21 December, 2pm from Node C
5	Crown Street Mall	12noon - 2pm, all year	21 June	2pm	23 September, 21 December, 2pm from Node D
6	Church Street (Mall)	11am - 1pm, all year	21 June	1pm	23 September, 21 December, 11am from Node A, 1pm from Node C
7	Arts Precinct Lawn	9am - 3pm, all year	21 June	3pm	23 September, 21 December, 9am from Node A, 3pm from Node D

The contour diagrams on the following pages provide an indication of the maximum height above which development is prohibited for land affected by sun planes. The diagrams include height contours which set the height limit (RL AHD) across the impacted sites. To determine the actual height of a sun access plane at any point, the description of the sun planes in the Wollongong LEP 2009 is to be used.

An indicative digital model of the sun protection controls can be provided by Council.

3.2.4 Sun Plane Control assessment requirements

1) Development applications for sites impacted by a Sun Plane are to demonstrate compliance by providing:

   i. an envelope analysis showing that the proposed building form does not extend above the relevant sun plane; and

   ii. hourly diagrams in plan that show the shadow impact of the proposal on the protected open space on the primary sun plane dates and the sun plane extensions dates for the relevant intended period of protection. The diagrams must:

   - illustrate accurately the potential overshadowing of the proposed development;
   - be drawn to an appropriate scale;
   - reflect the topography of the site context and its impact on the length of shadows
   - use different colours or styles to clearly differentiate between existing and proposed shadows;
   - indicate the outline of the protected space consistent with the surveyed node points described in the Wollongong LEP 2009
   - indicate and use the true north point (not magnetic north).

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1. MacCabe Park

Intended period of protection	12 noon - 2pm all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 4 Nodes, 6 Planes and 7 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node D



Figure 4: MacCabe Park Sun Plane

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2. Civic Square

Intended period of protection	11am - 3pm all year
Primary Date	21st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	11am from Node A, 3pm from Node D

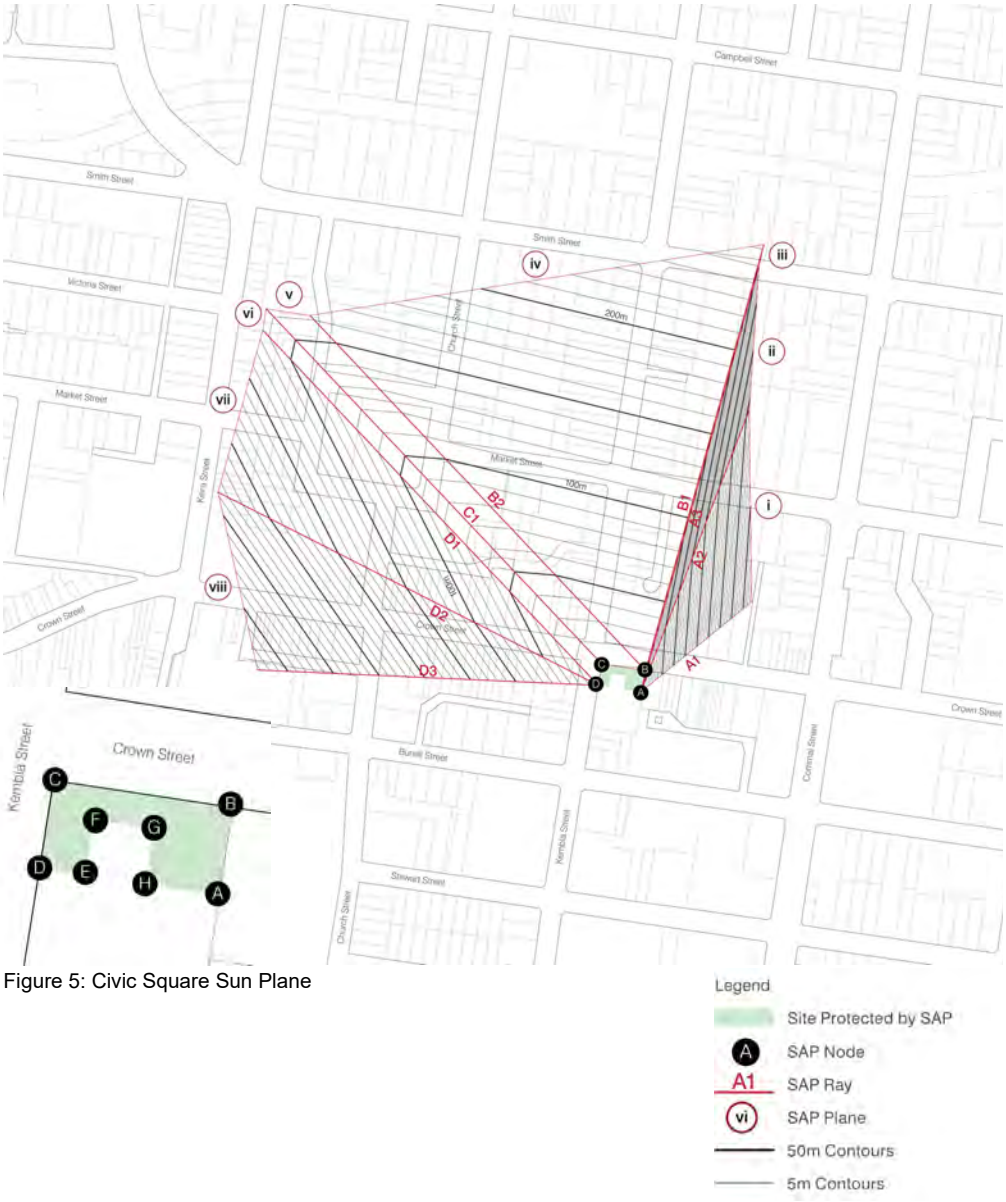


Figure 5: Civic Square Sun Plane

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3. Market Square

Intended period of protection	12 noon – 2pm all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 3 Nodes, 5 Planes and 6 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node C



Figure 6: Market Square Sun Plane

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4. Pioneer Park

Intended period of protection	12 noon – 2pm all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 3 Nodes, 5 Planes and 6 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node C



Figure 7: Pioneer Park Sun Plane

Legend
Site Protected by SAP
SAP Node
SAP Ray
SAP Plane
50m Contours
5m Contours

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5. Crown Street Mall

Intended period of protection	12 noon – 2pm all year
Primary Date	21st June
Primary Plane Time	2pm
Details	Comprised of 4 Nodes, 6 Planes and 7 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	2pm from Node D

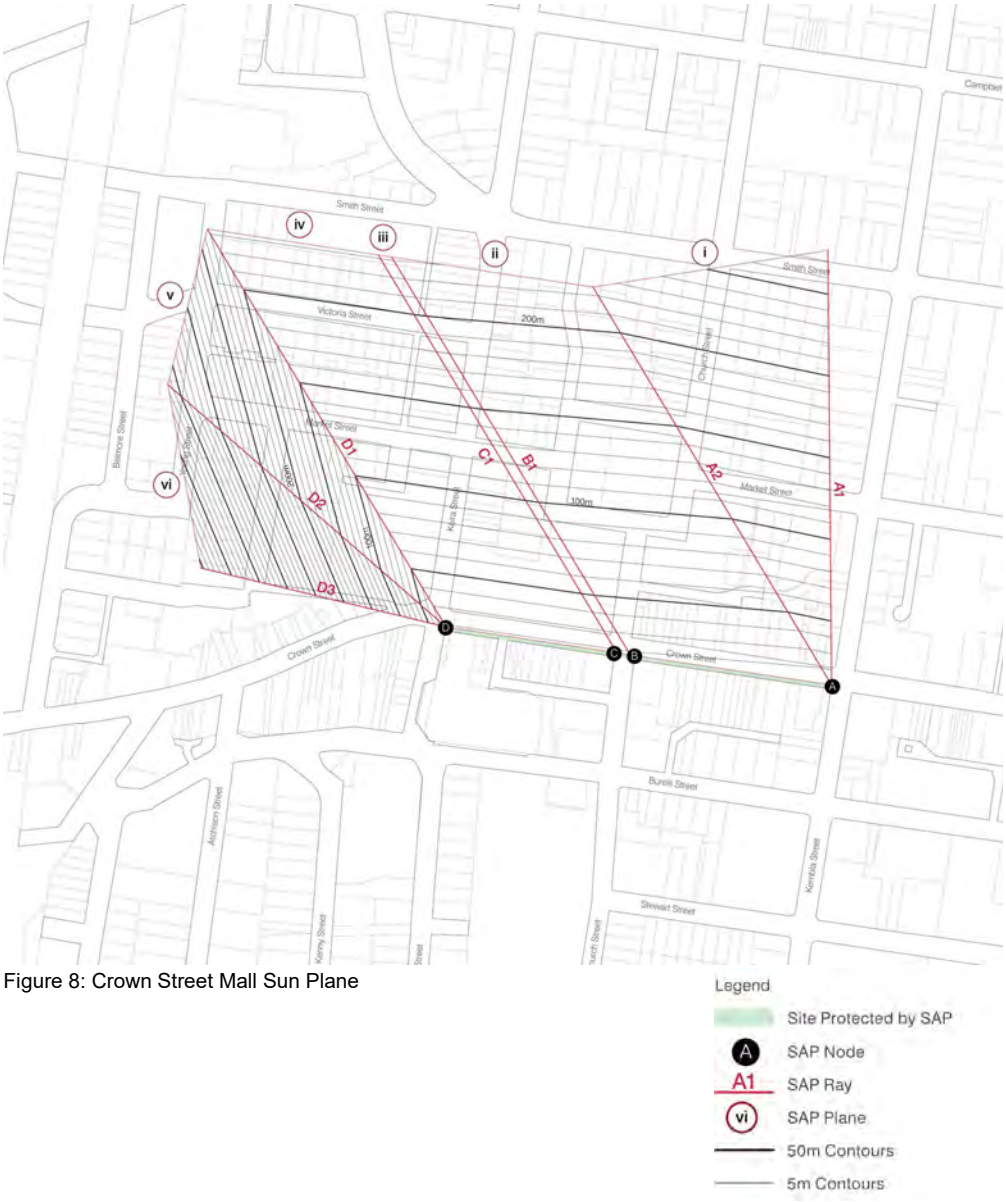


Figure 8: Crown Street Mall Sun Plane

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6. Church Street (Mall)

Intended period of protection	11am – 2pm all year
Primary Date	21st June
Primary Plane Time	1pm
Details	Comprised of 3 Nodes, 7 Planes and 8 Rays
Secondary Dates	23rd September, 21st December
Secondary Times	1am from Node A, 1pm from Node C



Figure 9: Market Square Sun Plane

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7. Arts Precinct Lawn

Intended period of protection	9am – 3pm all year
Primary Date	21st June
Primary Plane Time	3pm
Details	Comprised of 4 Nodes, 8 Planes and 9 Rays. Set out at edge of raised area.
Secondary Dates	23rd September, 21st December
Secondary Times	9am from Node A, 3pm from Node D



Figure 10:Arts Precinct Lawn Sun Plane

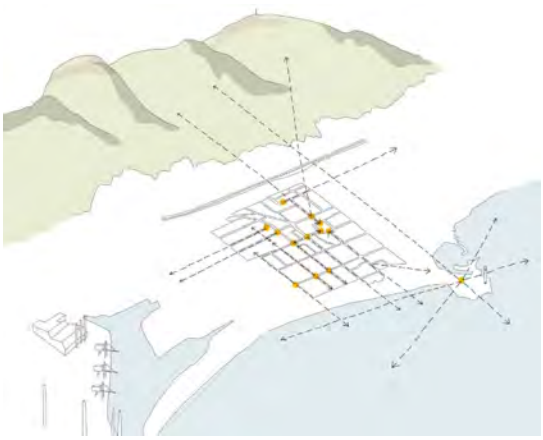
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3.3 Public Views

Views contribute to the understanding of a place's context and character. Views towards the escarpment and ocean reinforce an understanding of Wollongong City Centre's natural setting.

Views to the south towards the Port Kembla Steelworks and north-east towards the Harbour are important in referencing the City's industrial, "working" character.

Views to special places or buildings within the City Centre, such as the Cathedrals and Courthouse, reinforce an understanding of the City's heritage and act as landmarks, contributing to the legibility of the city for the public.



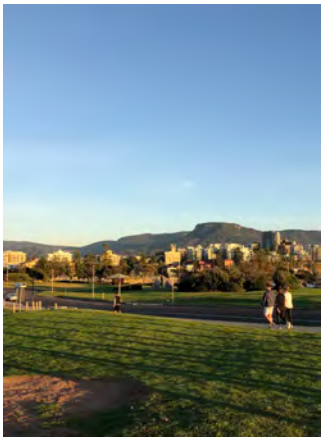


Figure 11: Contextual views

Views can be appreciated in different ways:

- *Composed views to significant features*: for example, the site of St Michael's Cathedral sits where Market and Church Streets intersect at the crest of the hill, meaning it is intended to remain visible from the north, south, east and west extents of the city grid



Composed views: Market and Church Streets align to views of St Michael's Cathedral

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- *Contextual views of significant landscape*: these may be available as glimpses between buildings (as in the foreshore and ocean) or retained as continuous features of the skyline (as in the escarpment ridgeline).



Contextual Views: the Escarpment is seen along streets and between buildings

- *Silhouette views*: A silhouette is the outline of a building against the sky. The silhouettes of many buildings are significant and contribute to the identity of the city and its skyline.



Silhouette views: the Courthouse clock tower is framed against the sky

Within the City Centre, the original 1834 street grid and its 1850s and 1900s additions capture and enhance significant views to key locations including:

- St Michael's Cathedral
- Wollongong Courthouse clock tower
- MacCabe Park
- Market Square
- Breakwater Lighthouse

Other important views captured along streets, and between and over buildings include those to:

- Lang Park (and associated Norfolk Pines)
- City Beach and the ocean and the 5 islands beyond
- The continuous ridgeline of the Illawarra escarpment, including the significant high points of Jumbulla/Mount Kembla (west- south-west), Djeera/Mount Keira (west-north-west) and Kurimul/Brokers Nose (north-west).
- Port Kembla and the Ports area

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Figure 12: Public Views

Legend

*	Selected key locations
→	Framed views along streets
- - →	Distant views to the Illawarra Escarpment
····→	Views to be opened up through redevelopment

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3.3.1 Objectives

a) To maintain and enhance views from the City Centre to the foreshore, escarpment and significant built form.

b) To enhance views along city streets.

c) To protect silhouettes of the tops of significant buildings or structures as seen against the sky, escarpment or foreshore.

d) Ensure the escarpment remains the dominant feature of the skyline.

3.3.2 Development Controls

1) Existing views shown in Figure 13 are to be protected to the extent that is possible within the context of the existing LEP height of building and building separation controls.

2) Site analysis must identify relevant public views, taking into account existing topography, vegetation and surrounding development.

3) The massing and arrangement of the skyline and existing building silhouettes must be carefully considered and proposed development must be designed so that its appearance complements the city skyline.

4) The proposed development must demonstrate how it achieves the view objectives and controls.

5) The redevelopment of sites with potential to open a blocked view shown in Figure 13 must take into account the restoration of that view.

6) Building forms are to be aligned to maximise view corridors between buildings.

7) Remove or avoid installation of built elements that obstruct significant views.

8) Carefully consider street tree selection to maintain views along streets in Figure 13.

9) Keep under-storey planting low where possible to maintain clear sightlines along streets for pedestrians.

10) The impact of development on views to the ridgeline of the Escarpment from Flagstaff Hill are to be tested from view point 34° 25’ 19.32”S 150° 54’ 33.71”E (Captain Cook Concrete Memorial)

11) The height of development on the St Michael’s Cathedral Square site must not exceed the existing ridgeline of the cathedral (RL 43.45 AHD).

12) The view and silhouette of the St Michael’s Cathedral Square against the skyline at any point east of the Cathedral looking west along Market Street must be maintained. Future developments that propose to penetrate this view will not be permitted.

13) Development surrounding St Michael’s Cathedral Square must be designed so as not to compromise the existing views appreciated to and from the site.

14) The view and silhouette of Wollongong Courthouse Clock Tower against the skyline at any point east of the Courthouse looking west along Market Street must be maintained. Future developments that propose to penetrate this view will not be permitted.

15) Signage or building elements which distract from the subject of key views are not permitted.

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Views to Port Kembla steelworks down Corrimal Street



Views to Escarpment from Flagstaff Hill



Views to Breakwater Lighthouse down Harbour Street



Views to MacCabe Park down Bank Street



View to Escarpment down Bourke Street



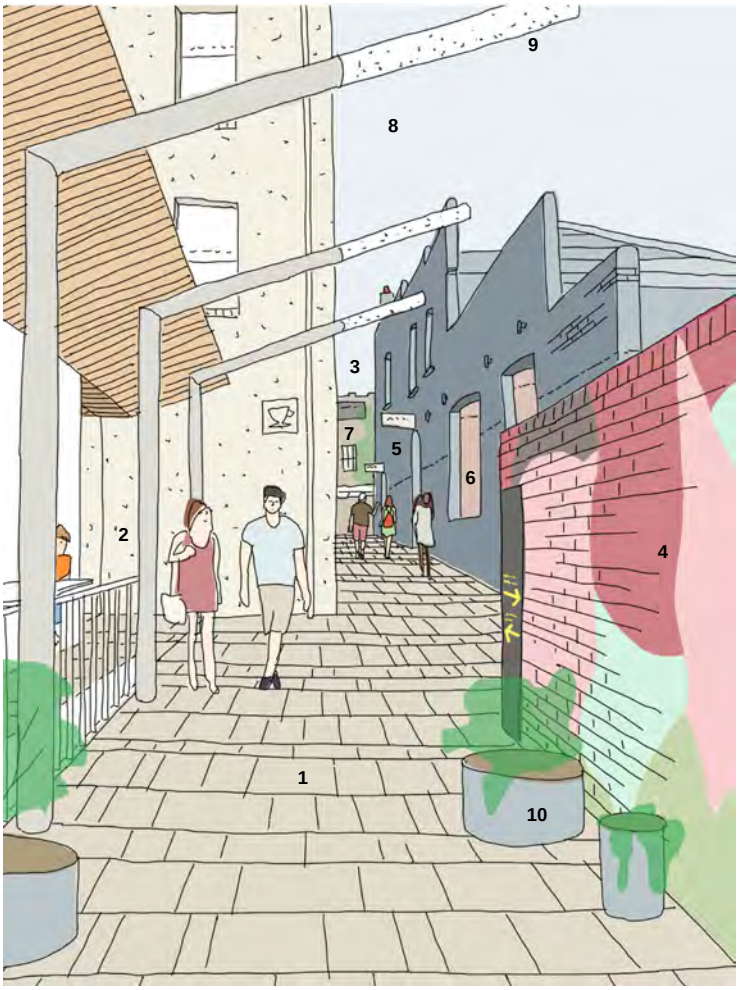
Views to Ocean down Crown Street

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3.4 Permeability

Great places are walkable – this means they are designed, built and managed to encourage people of all ages and abilities to walk or cycle for leisure, transport or exercise. This requires a fine grain urban form and land use diversity. Places that demonstrate these characteristics promote healthy, active lifestyles and social interaction.

Permeability describes the ease to which people can move through the urban environment. The street structure provides the framework for a permeable city, and this is supported by finer grain connections created by pedestrian links including: through- site links; through-block links; laneways; arcades; and shared zones.



1. Existing laneways are retained and enhanced
2. Wider spaces provide opportunities for people to dwell
3. Narrow width of existing laneway creates an intimate and human-scale pedestrian experience
4. Presence of public art adds visual amenity and helps foster a “lived-in” atmosphere
5. Retail activation provides activity and entices pedestrian traffic
6. Windows opening onto laneway provide passive surveillance.
7. Clear visual connection through the laneway identifies it as a pedestrian connection and not a service passage
8. Views to the sky boost laneway brightness and amenity
9. Ample lighting adds to safety at night
10. Greening enhances the intimate pedestrian experience and amenity

Figure 13: Pedestrian link – indicative sketch (Pig Alley)

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3.4.1 Objectives

a) Contribute to a network of pedestrian links throughout the City Centre by providing through-site links; through-block links; laneways; arcades; and shared zones.

b) Retain existing through-block links, laneways, arcades shared zones.

c) Provide new pedestrian links that connect private and public open space to existing pedestrian and cycle networks, public facilities and dwellings.

d) Promote the use of through-site links through their design and operation.

e) Ensure pedestrian links are welcoming and have a public character.

f) Ensure pedestrian links are safe, well lit and accessible.

g) Maximise low angle (eye-level) views between buildings to allow orientation throughout the City Centre and to reduce the effects of visual enclosure.

h) Ensure pedestrian links are well designed and activated.

i) Ensure pedestrian links respond to the scale of adjacent developments.

j) Support vehicle access and servicing via rear lanes to protect pedestrian amenity on streets.

k) Ensure visual permeability at ground level in commercial buildings through the design of open floor layouts and transparent materials.

3.4.2 Development Controls

1) Existing pedestrian links are to be retained.

2) New through-site links are to be provided:

   i) in the locations identified on Figure 16: Through site links

   ii) within a development site where site analysis indicates the need for, or desirability of, a through-site link.

3) Through-site links are to be an easement on title unless identified for dedication to Council.

4) New through-site links are to be designed to:

   i) have a clear height of at least 6m;

   ii) have a minimum width of 6m, unless built form analysis of the scale of the adjacent built form justifies a narrower width;

   iii) be direct and publicly accessible, allow visibility along the length of the link to the public domain;

   iv) be easily identified by users and have a public character;

   v) be clearly distinguished from vehicle accessways;

   vi) include active uses and opportunities for natural surveillance;

   vii) include materials and finishes (paving materials, tree planting, furniture etc.) integrated with adjoining streets and public spaces and be graffiti and vandalism resistant;

   viii) ensure no structures (for example, electricity substations, carpark exhaust vents, etc) are

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constructed in the through-site link; and

ix) be accessible 24 hours a day

5) Through-site links are only to pass through or under a building where:

i) the building's height is greater than 3 storeys; and

ii) the distance of the link under any structure is less than 50% of its total length to a maximum length of 18m.

6) In addition to complying with the above controls, internal components of a through-site link must be:

i) able to maintain access to natural light;

ii) open at each end or, where air conditioned, provide entry doors that are glazed and comprise a minimum 50% of the width of the entrance;

7) Where residential development fronts a through-site link, windows, doors, verandahs and courtyards are to front the through-site link at ground level. Privacy is to be managed through level changes, threshold areas and landscape.

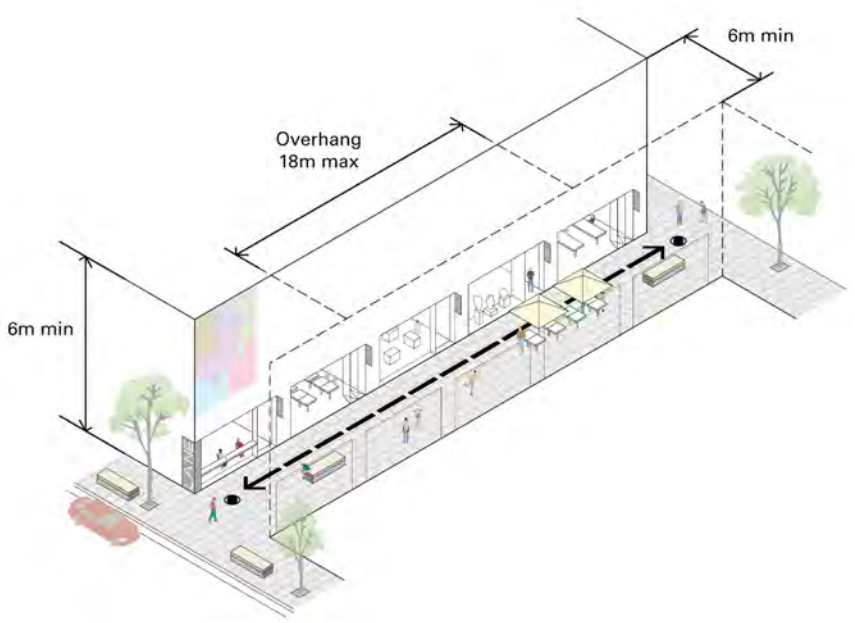


Figure 14: Through site link diagram

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Figure 15: Existing and proposed through site links and lanes

Legend

- Proposed lane
- Existing pedestrian through site link
- Proposed pedestrian through site link
- Existing pedestrian priority areas

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3.5 Heritage

Heritage items are identified in Schedule 5 of the Wollongong Local Environmental Plan 2009. Works to listed heritage items, or development on listed heritage sites, or within Heritage Conservation Areas, are subject to the provisions of Clause 5.10 of the Wollongong LEP 2009.

3.5.1 Objectives

a) To facilitate the conservation and protection of heritage items and Heritage Conservation Areas and their settings.

b) To reinforce the special attributes and qualities of heritage items by ensuring that development has regard to the fabric and prevailing character of the item or special area e.g., scale, proportions, materials and finishes.

c) To conserve, maintain and enhance existing views and vistas to buildings and places of historic and aesthetic significance.

3.5.2 Development Controls

1) All Development:

- of listed Heritage items,
- within Heritage Conservation Areas,
- within the curtilage of a listed item or a Heritage Conservation Area,
- which will impact upon the setting of a heritage item or Heritage Conservation Area

must address the following:

i) Heritage provisions in the Wollongong LEP 2009

ii) Wollongong DCP 2009 – Chapter E11 Heritage Conservation and Chapter E10 Aboriginal Heritage

iii) Heritage objectives as listed in 3.5.1 of this DCP Chapter

iv) The relevant Statement of Significance for each item

v) The relevant development principles and controls contained in this DCP

vi) Any conservation management plan, heritage impact statement or study required by the consent authority in response to proposed development of these areas

2) For development specified in 1) information addressing 1) i) to vi) must be included in a Statement of Heritage Impact submitted with the development application.

3) Some city centre sites may contain significant Archaeology relating to Aboriginal occupation or the development of the City Centre. This archaeology is to be to be investigated, conserved, managed (including retention in situ) and interpreted as part of development.

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4. BUILT FORM

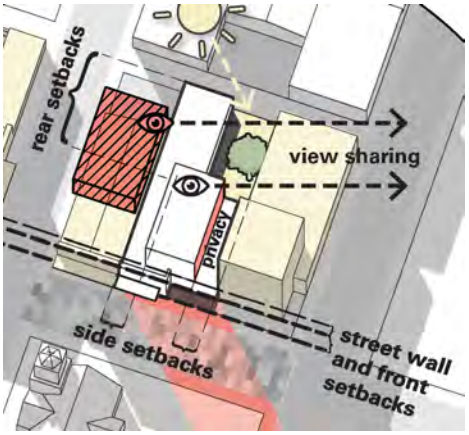
4.1 General

Built form describes the collection of individual building design elements that contribute to the overall character and performance of the built environment. New built form in Wollongong City Centre will be contextual, sustainable and functional, design in place to enhance the experience of that place for people.

Built form has a high impact on people. Building users, those occupying adjacent buildings and people in the public domain are all impacted by a building's design. New built form in Wollongong City Centre will be people-oriented, catering for the individual and the community.

Built form presents an image of place, demonstrating the values and aspirations of a community. New built form in the City Centre will respond to the beautiful natural setting with high quality urban and architectural design, appropriate for a significant regional city.

4.2 Building setbacks – General



A building setback is the distance between the building and a defined site boundary or object. Building setbacks are important because they:

- relieve the scale of a building;
- manage amenity between sites;
- protect areas for landscaping;
- and create interest in the street.

Building setbacks may create a separation from:

- the street boundary;
- a neighbouring site or an adjacent built form;
- a rear boundary ;
- a heritage building;
- an open space.

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4.2.1 General Objectives

The following objectives apply to all building setbacks:

a) Provide amenity to the site, neighbouring sites, adjacent public domain and pedestrians. This includes their access to sunlight, views, wind mitigation, ventilation and breezes, noise attenuation, safety and privacy.

b) Reinforce the desired function and built character of the street.

c) Give curtilage to significant buildings and places.

d) Maximise view corridors to significant landscape and built form to enable orientation and way-finding, and protect and enhance the City Centre's scenic character.

e) Provide room for tree planting.

4.3 Front Setbacks at Ground Floor

4.3.1 Objectives

a) Front street setbacks for public domain (publicly accessible) are well designed for active use by pedestrians.

b) Front setbacks for private use (private domain) include well designed landscaping to provide an appropriate threshold between the footpath and building line.

c) 0m setbacks and setbacks for public domain (publicly accessible) promote active streets with excellent visual and physical connection between the footpath and building functions.

d) Building alignment responds to the character and role of the street.

e) Front setbacks assist in retaining solar access to the public domain.

4.3.2 Development Controls

1) Comply with the setback controls in Figure 17.

2) Setbacks required in this control are in addition to any road widening or acquisition applied to the land. Applicants are encouraged to seek advice via a Planning Certificate if acquisitions or road widening applies to their property.

3) Front setbacks at ground floor in the R1 General Residential zone are to be a minimum of 4m (for private domain) unless mapped differently in Figure 17.

4) Front building setbacks at ground floor in the SP1 Special Activates zone are to be a minimum of 4m (for public domain) unless mapped differently in Figure 17.

5) Front setbacks at ground floor are to be deep soil and contain no parking structures at or below ground.

6) Balconies may project up to 600mm into the front building setbacks, provided the cumulative width of all balconies at that level is no more than 50% of the horizontal width of the building facade measured at that level. This control does not apply to buildings with 0m build to alignment setback.

7) Where towers to ground are permitted and realised, an additional front setback at ground floor is required equal to the required setback above street wall.

8) A 3m by 3m chamfered setback must be provided from the site boundary up to street frontage

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height at the intersection of streets to allow for the future increase to the radius of the kerb.

9) Notwithstanding the requirements of Figure 17, where:

   i) the site is adjacent to a heritage building which is setback, or in a precinct with significant heritage character the new building should respond to the setback of the heritage building and/or streetscape and justify the setback configuration in a Heritage Impact Statement.

   ii) a setback in excess of the requirement contributes an appropriate public space at the street frontage this should be justified through an urban design analysis.

   iii) the street frontage includes existing street trees these are to be maintained in place which may require site specific setbacks.

10) 'Publicly accessible' setbacks are to comply with 5.9 Publicly Accessible Spaces.

11) Where private open space faces the street any front fencing must be of a design and/or height which allows for passive surveillance of the street.

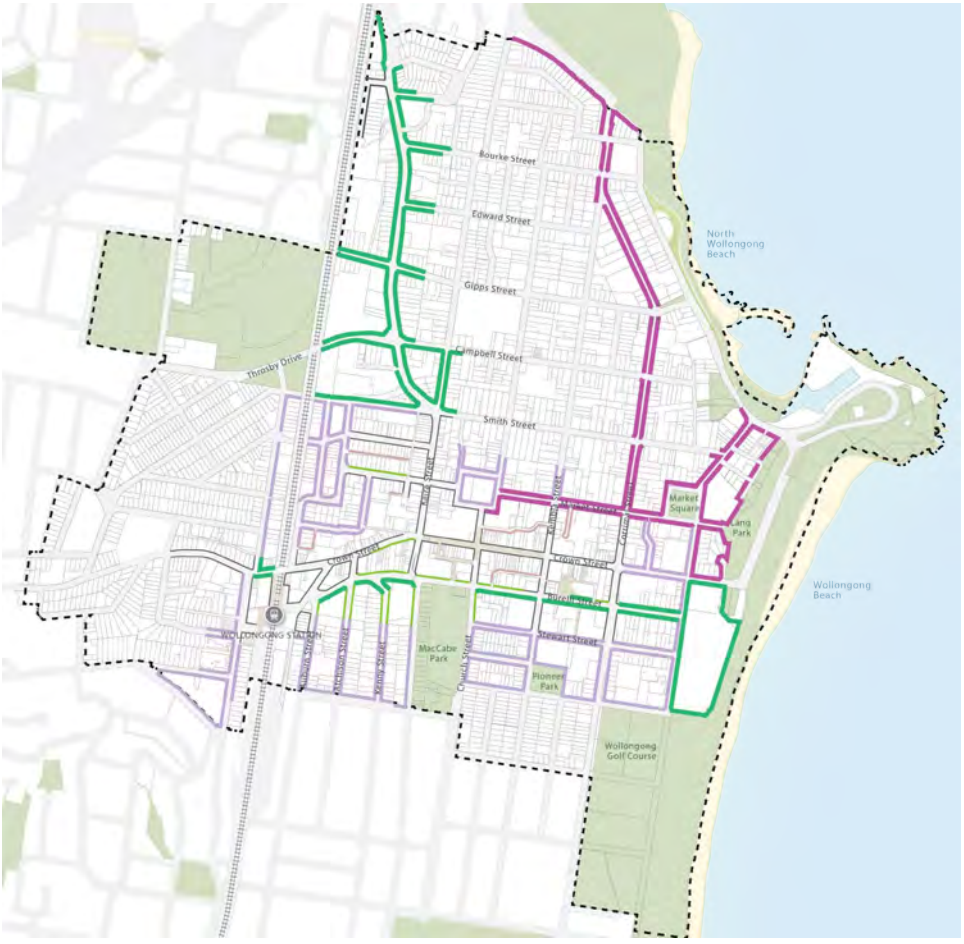


Figure 16: Front setbacks at ground floor

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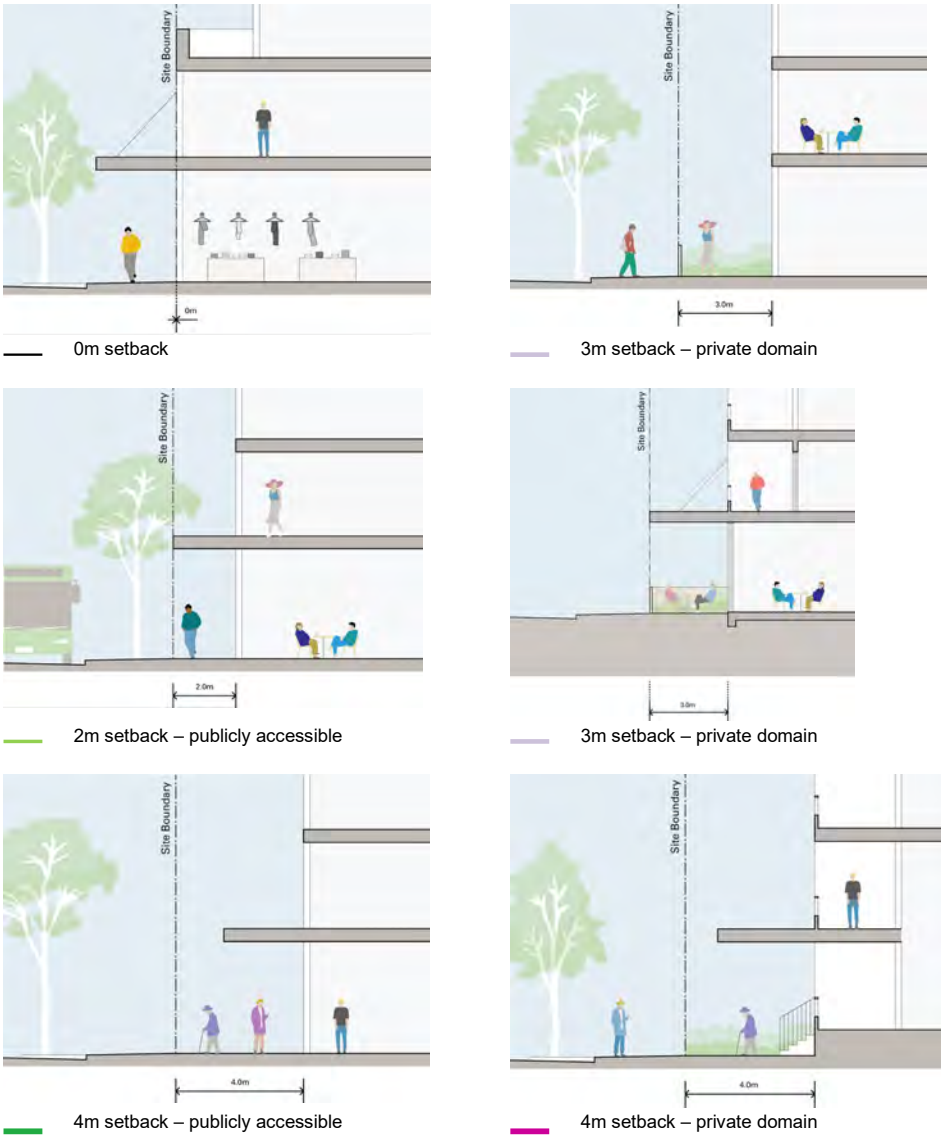


Figure 17: (including 6 sections) Front setbacks at ground floor

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4.4 Side and Rear Setbacks

4.4.1 Objectives

a) Ensure side setbacks preserve amenity between adjacent buildings and allow solar access and views to the sky from the street.

b) Ensure rear setbacks provide deep soil and private recreation zones.

c) Provide sufficient mid-block pedestrian connections to ensure walkability.

4.4.2 Development Controls

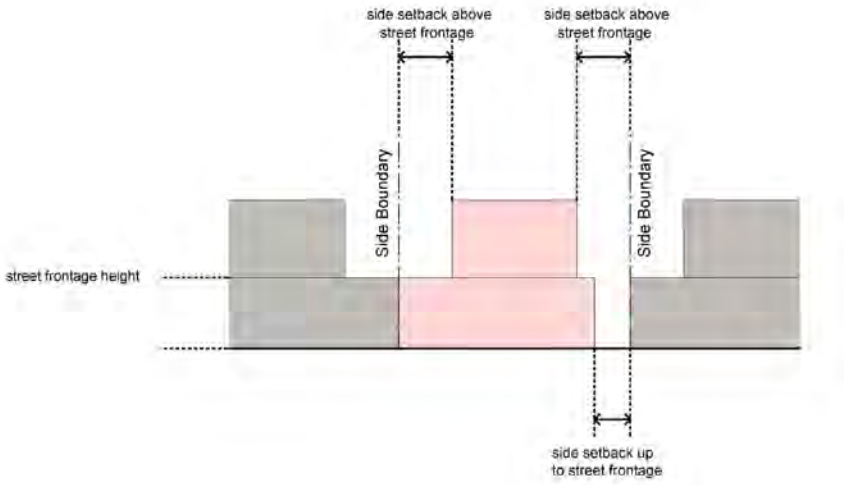


Figure 18: side setbacks diagram

1) Comply with the setback controls in Table 2.

2) Residential setbacks are to achieve the building separation requirements of the Apartment Design Guideline unless this DCP imposes an increase.

3) Rear setbacks are to be deep soil and contain no parking structures at or below ground.

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Table 2: Minimum Side and rear setback controls

		Minimum Side Setback from boundary (m)	Minimum Rear setback from boundary (m)
Non-residential Uses			
Up to Street Frontage Height	In other zones	3 Zero side boundary setback is not permitted in any circumstance	0
	In Commercial Centre Zone	0 or 3m either side of street frontages over 55m in length or as required to establish a publicly accessible open space or through site link	0
Above street frontage height and less than 45m	In E2 Commercial Centre	6	6
	In other zones		12
Above street frontage height and over 45m	In other zones	12	12
Residential Uses (subject to ADG building separation requirements)			
Up to 4 storeys (approx 12m)	In area east of Corrimal St and In area bound by Church St, Stewart St, Corrimal St and Bank St	3 Zero side boundary setback is not permitted in any circumstance	4.5
Up to 12m (4 storeys)	In other areas	0 or 3m either side of street frontages over 55m in length	4.5
12 - 25m (5-8 storeys)	In all areas	4.5	4.5
Over 25m (9+ storeys)	In all areas	6	6

4.5 Street Frontage Heights and Setbacks

The ‘street frontage height’ is the part of a building that directly addresses the street, from the ground level up to the first building setback.

Street frontages have a direct impact on the experience of the street for pedestrians. They bring a larger building down to the human scale at the street level, contributing to a sense of enclosure whilst maintaining access to sunlight and reducing the impacts of wind downdrafts from tall towers.

Street frontages also influence the character of the street. Uniform street wall height creates a consistent built form typology amongst a mix of uses, building ages and styles.

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4.5.1 Objectives

a) Protect and enhance the character and historic streetscape quality and character of Crown Street Mall, Crown Street, Keira Street and Market Street.

b) Promote the civic character of the Burelli Street commercial spine.

c) Ensure a human scale interface with MacCabe Park

d) Ensure a transition in height to low scale areas

e) Ensure street frontage lengths and permeability are consistent with precinct character, and promote pedestrian walkability

f) Protect the solar amenity of public spaces and streets

g) Provide for open views of the sky and prevent 'canyoning'.

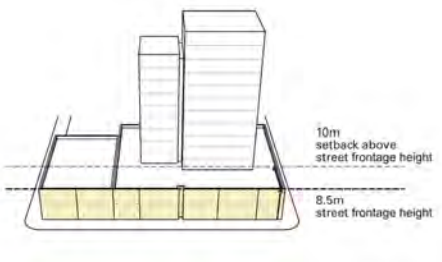
h) Provide higher heights at corners to mark breaks in the street pattern.

4.5.2 Controls

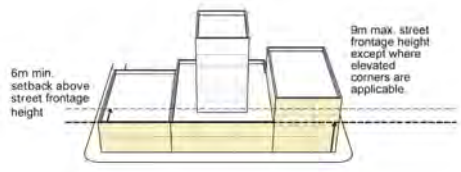
1) Comply with the setback controls in Figure 21.

2) Notwithstanding the maximum street frontage heights and setbacks shown in Figure 21 buildings may need to have a lower street frontage height or greater setbacks for contextual reasons including compliance with LEP Sun Plane provisions.

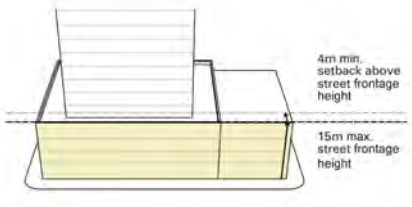
3) Minor variations under the maximum street frontage height on Crown Street and Keira Street (where 2 storey street wall heights apply) are encouraged to realise modulation and visual interest in the street frontage, as consistent with the established streetscape character of diverse parapet walls.



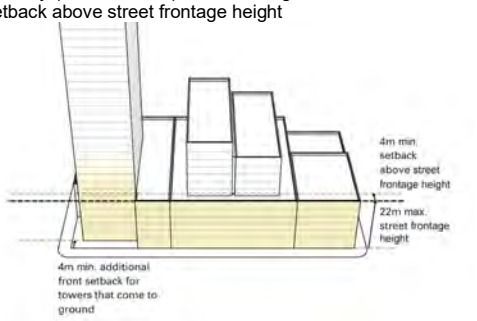
2 storey (maximum 8.5m) street frontage with minimum 10m setback above street frontage height



2 storey (maximum 9m) street frontage with minimum 6m setback above street frontage height



4 storey (maximum 15m) street frontage with minimum 4m setback above street frontage height



6 storey (maximum 22m) street frontage with minimum 4m setback above street frontage height.

Figure 19: Street frontage height and setback diagrams

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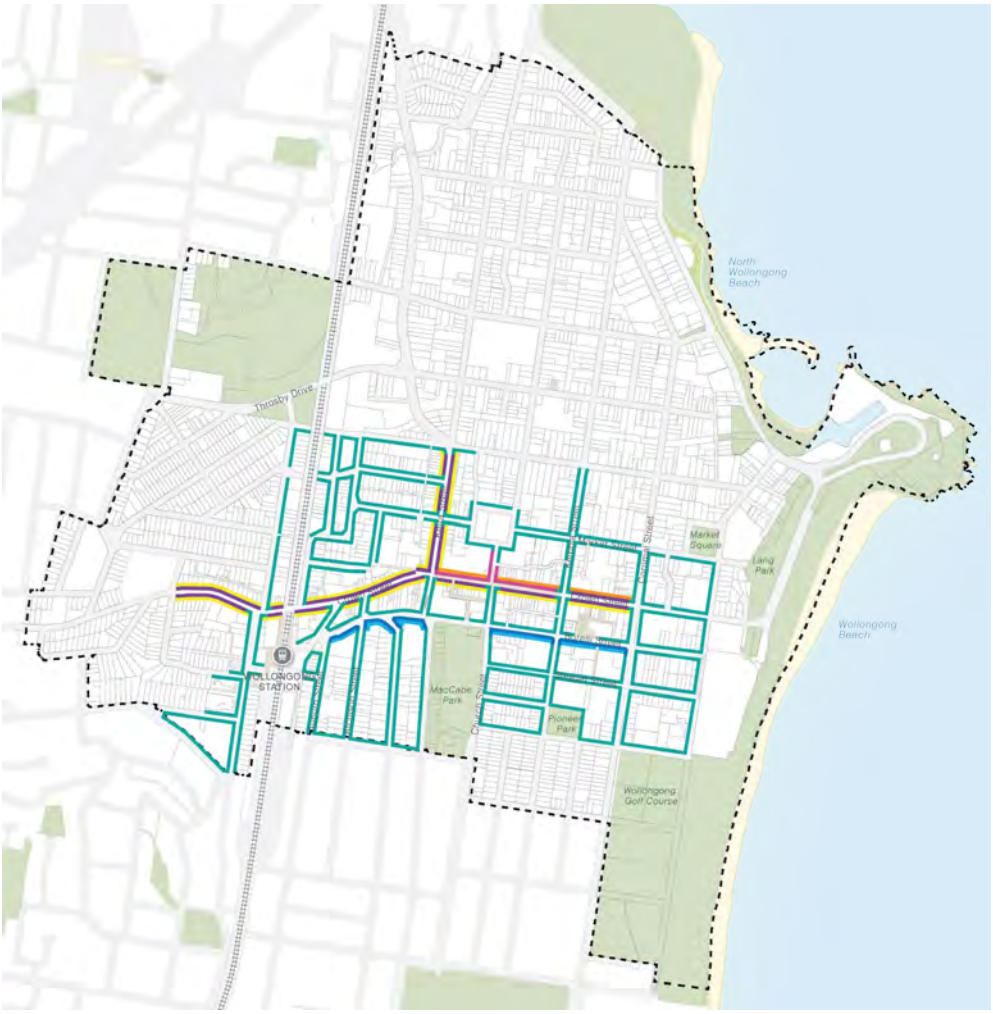


Figure 20: Street frontage heights and setbacks above street frontage height

Legend

- Maximum 6 storey (22m) street frontage height with 4m setback above street frontage height or towers permitted to ground
- Maximum 4 storey (15m) street frontage height with 4m setback above street frontage height
- Maximum 2 storey (8.5m) continuous street frontage height to align with prevailing heritage parapet with 10m setback above street frontage height
- Maximum 2 storey (9m) street frontage height to align with prevailing heritage parapet with 10m setback above street frontage height
- Maximum 2 storey (9m) street frontage height to align with prevailing heritage parapet with 6m setback above street frontage height

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4.6 Street Frontage Massing and Form

4.6.1 Objectives

a) Achieve high amenity for streets and open spaces by preserving access to sunlight and views to the sky.

b) Respond to opportunities to improve pedestrian permeability or access to open space.

c) Preserve and open up public views of significant built form, open spaces and natural features available from and around the site.

d) Achieve high quality streets for pedestrians.

e) Create a strong and interesting street edge to City Centre Streets.

f) Reinforce corner locations.

g) Respond to the character created by dominant street wall heights and setbacks.

h) Protect and enhance adjacent heritage or character items.

i) Minimise the visual and amenity impacts of large scale buildings on the public domain.

j) Clearly define the adjoining streets, street corners and public spaces and avoid ambiguous external spaces with poor pedestrian amenity and security.

4.6.2 Development Controls

1) Buildings with street frontages greater than 55m in length are not permitted. Where a development site frontage is in excess of 55m in length, two or more buildings with different architectural expressions should be developed to front the street or public domain with a building separation of not less than 6m for the full height of the building.

2) Where two different street wall conditions meet at a corner the higher street wall frontage will wrap around the corner. The higher street wall frontage will turn the corner for a length that is the lesser of 30m or 2.5 times the lower street wall height.

3) Towers on corners are encouraged to come to ground, adopting an additional ground floor setback equal to the corresponding setback above street frontage height.

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Figure 21: The street frontage responds to the texture and scale of the street



Figure 22: Large commercial buildings are modulated to the street through the articulation of a street frontage which responds to the scale and detailing of adjacent buildings.

4.7 Street Frontage Modulation and Articulation

Modulation and Articulation refers to those design elements that bring interest, character and a sense of scale to the streetscape and broader built environment. Ground floor articulation and modulation is essential to create welcoming and vibrant streets for people.

4.7.1 Objectives

a) Achieve diversity and interest in the architectural character of the streetscape.

b) Provide identity for residents in large developments by visually differentiating groups of dwellings.

c) Developments respond to the existing built form and grain of surrounding facades to reinforce a sense of address and a cohesive street character, without being the same in design.

d) Maintain and develop fine grain modulation and articulation along Crown and Keira Streets. Existing fine grain buildings are retained and contribute to the character of place and inform surrounding new development.

e) Buildings express their different functions through modulation and allow the public to read and connect with the building's function.

f) Introduce fine grain built form and varied architectural character in large developments.

4.7.2 Development Controls

1) All building facades throughout the City Centre are to be articulated into smaller elements at a

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scale or grain that reflects:

i) the use of the building and the various components of the building;

ii) the details and building elements including building entries, ground floor, lower floors, top floor and roof.

iii) the positive elements of the character of the street and/ or precinct.

2) Articulate each facade so that it addresses what is adjacent, including the street, through site links, and side and rear boundaries. Each facade should respond appropriately to its context, this may be through adding visual interest or receding visually to maintain the prominence of an adjacent feature.

3) Minor projections up to 450mm from building walls in accordance with those permitted by the Building Code of Australia may extend into the public space providing it does not fall within the definition of gross floor area and there is a public benefit, such as:

i) Expressed cornice lines that assist in enhancing the streetscape,

ii) Projections such as entry canopies that add visual interest and amenity, and

iii) Provided that the projections do not detract from significant views and vistas

4) Within larger developments, built elements are to be limited in length, have a variety of facades, articulation, physical breaks at ground, massing and architectural character so the street block presents as a group of buildings rather than a single building.

5) Buildings may have a single architectural character provided that the facade elements establish a ‘fine grain’ vertical articulation.

6) Separate buildings on the same development site must have a different architectural character.

Area specific controls

7) The traditional shop-front pattern of 6-12m should be maintained and reinforced in new developments on Keira Street between Burelli and Smith Streets, and Crown Street between the Railway line and Corrimal Street.

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Figure 23: Street frontage heights and setbacks above street frontage height

4.8 Tower Massing and Form

Tower massing and form describes the overall three-dimensional configuration of the upper elements of a building. In most cases this refers to the portion of the building that sits above the street frontage height.

Tower massing will be realised differently across the different city precincts, responding to their different characters. Tall, slender commercial buildings are concentrated in a spine of height in the Burelli Street commercial precinct, signaling the importance of this area to the City Centre. The historic low scale, fine grain form is maintained to the street along the key retail streets of Crown and Keira with upper-level forms set back and discrete. Narrow tower floorplates and generous side setbacks preserve views of the landscape and ocean at the Foreshore.

4.8.1 Objectives

a) Achieve an attractive city skyline which is informed by the topography, natural setting, character and particular activity of the precinct.

b) Preserve and open up public views of significant built form, open spaces and natural features available from and around the site.

c) Achieve high amenity for streets and open spaces by preserving access to sunlight and views to the sky.

d) Reduce the shadowing impacts of towers,

e) Minimise the visual and amenity impacts of large scale buildings on the public domain.

f) Proportion floor plates to allow for high internal amenity and minimise floor plate length to maintain oblique views across the city and views of the sky.

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g) Ensure that the fine-grain evident in frontages is carried through to the skyline character through differentiation in urban modelling.

4.8.2 Development Controls

1) Comply with Table 3. This control relates to building floor plates above street frontage (podium) height. Where tower to ground forms (no setback above street frontage height) are proposed, the maximum floor plate size must be taken from ground. Note that in some cases, site and urban design analysis, as well as other building envelope controls will prevent the realisation of these maximum floorplates. Where the unique circumstances of a site demonstrate that a more skillful design can achieve improved outcomes or public domain views and public amenity, variation from strict application of this control, where appropriately justified, may be possible.

Table 3: Tower floor plate maximum dimensions

	Tower floor plate maximum dimensions		
	Maximum Area	*Maximum shorter dimension (depth)*	*Maximum longer dimension (length)*
	(GBA)*	*(m)*	*(m)*
Commercial	*1,410*	*30*	*47*
Residential	*1,000*	*21 (max 18 glassline to glassline as per ADG)*	*47*

Note: The building depth or length includes the internal floor plate, external walls, balconies, external circulation and articulation such as recesses and steps in plan and section

** GBA (Gross Building Area) is defined as the area of the building at all building levels, measured between the normal outside face of any enclosing walls (or the centre line of common walls between different properties), balustrades and supports. The enclosed and unenclosed areas are usually shown separately and added together to give the total GBA.*

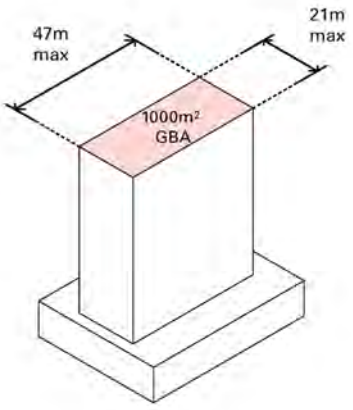


Figure 24: Maximum residential tower floorplate dimensions

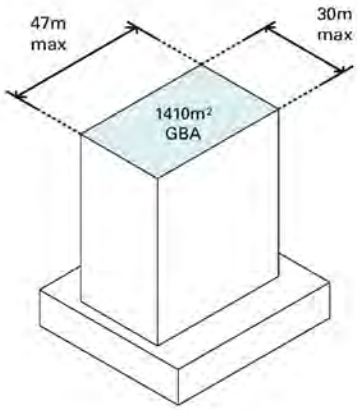


Figure 25: Maximum commercial tower floorplate dimensions

2) Separate building elements to visually differentiate large building mass, rather than building mass being uniform. Towers with a length over 30m should be expressed as two vertical forms

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with a clear break of at least 2m wide and 1m deep extending the full height of the tower. A stepped height difference of a minimum of two storeys is to be applied to the two forms. See Figure 27.

3) On larger sites with more than one tower, there is to be a minimum 15% difference between tower heights above ground level. See Figure 28.

4) Towers should be designed 'in the round' - to be seen from all sides. Walls facing side and rear boundaries should have equal design consideration to the street facing wall.

5) Roof spaces and their forms should be treated as a considered aspect of the overall building form - effectively a fifth elevation.

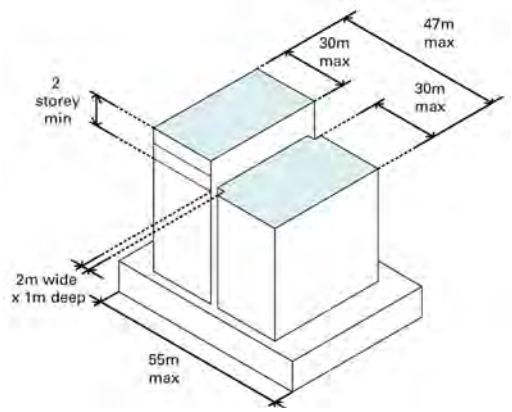


Figure 26: Towers with a length over 30m should be expressed as two vertical forms

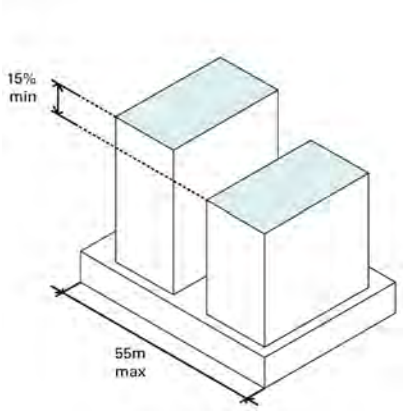


Figure 27: minimum 15% difference between tower heights above ground level

4.9 Wind Effects

Wind effects are the positive and negative impacts of built form on the wind conditions of the surrounding area.

The useability of the street, open elevated terraces and balcony spaces is somewhat dependent on comfortable wind conditions being achieved. Moderate breezes can enhance pedestrian comfort and disperse vehicle emissions and air-conditioning plant exhausts. Conversely, windy conditions can cause discomfort and danger to pedestrians and downdraughts from buildings can inhibit the growth of street trees.

4.9.1 Objectives

a) New developments maintain comfortable street level conditions for pedestrians and encourage the growth of street trees.

b) New developments provide comfortable upper level conditions for users of balconies and other elevated outdoor areas.

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Table 4: Wind speed impacts

Annual Maximum Gust speed	*Impact on perceived Pedestrian Comfort*
>23m/s	*Unsafe (frail pedestrians knocked over)*
<16m/s	*Acceptable for Walking (unsteady steps for some pedestrians)*
<13m/s	*Acceptable for standing (window shopping, vehicle drop off, queuing)*
<10m/s	*Acceptable for Sitting (outdoor cafes, pool areas, parks and gardens)*

4.9.2 Development Controls

1) To ensure public safety and comfort the following maximum wind criteria are to be met by new buildings:

   i) 10 metres/second in retail streets,

   ii) 13 metres/second along major pedestrian streets, parks and public places, and

   iii) 16 metres/second in all other streets.

2) Site design for tall buildings (over 32m) should:

   i) Set tower forms back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the building,

   ii) Ensure that tower forms are well spaced from each other to allow breezes to penetrate City Centre,

   iii) Consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level, and

   iv) Ensure usability of open terraces and balconies.

3) A Wind Effects Report is to be submitted with the DA for all buildings greater than 32m in height,

4) For buildings over 50m in height, results of a wind tunnel test are to be included in the report.

5. PUBLIC INTERFACE

5.1 Activity and Program

Building activity and program describes the position and configuration of uses inside building. The relationship between these uses and the public domain must contribute positively to a people's experience of the city by creating spaces that are attractive, interesting, comfortable, safe, functional and accessible for all.

5.1.1 Objectives

a) The arrangement of internal uses promote a safe and high quality interface between the public and private realm

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b) Position active uses to address main streets, streets and laneway frontages

c) The lower levels of the building are designed to accommodate a range of tenancy sizes including smaller tenancies

d) Buildings are designed for future adaptation.

e) Internal communal areas or rooftop-podium spaces should be positioned and designed to maximise surveillance of and interaction with the public realm.

f) Maximise the number of pedestrian building entries along street and laneway frontages to provide for public interaction and long term flexibility of tenancies.

g) Parking and servicing does not negatively impact the public realm.



Rooftop spaces maximise surveillance of and interaction with the public realm

5.1.2 Development Controls

1) Design floorplates and floor to floor heights on the first two levels to allow for future adaptation.

2) Position active uses to address main streets, streets and laneways.

3) Car parking is located away from the street frontage and appropriately integrated into the building.

4) Locate site services and facilities satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures

   i) Away from the street frontage,

   ii) Integrated into the roof scape design and in a position where such facilities will not become a skyline feature at the top of any building, and

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iii) Adequately setback from the perimeter wall or roof edge of buildings.

5) Provide elements of visual interest, such as display cases, or creative use of materials where fire escapes, service doors and equipment hatches cannot be avoided.

6) Where it is not possible to provide basement car parking, car parking may be located above ground.

i) Above ground parking is not to be visible from any boundary.

ii) At the front boundary, Car parking areas at or above ground level must be concealed by other uses with a minimum depth of 6m which front and activate the street.

iii) At side or rear boundaries Car parking areas at or above ground level must either be sleeved by other uses or concealed with high-quality facade treatments.

7) Carparking areas at ground must not detract from achieving pedestrian through site links

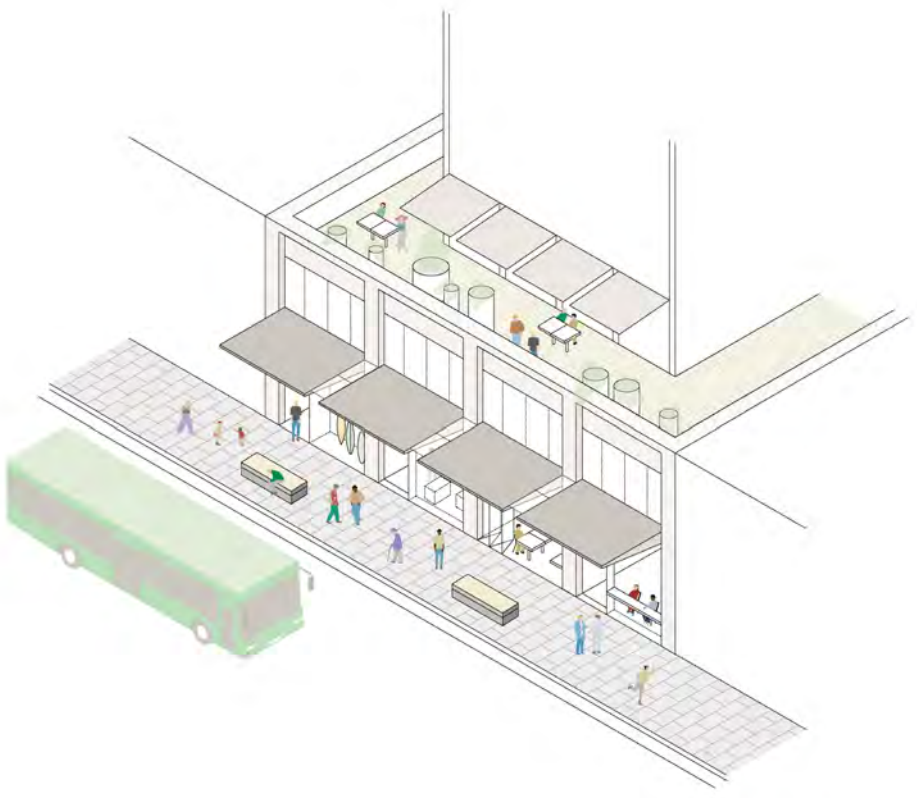


Figure 28: The relationship between the uses and the public domain must contribute positively to a people's experience of the city by creating spaces that are attractive, interesting, comfortable, safe, functional and accessible for all

5.2 Active street frontages

All development in the City Centre must address the street. A positive building address to the street improves the functionality of the building and the quality of the public domain for people. All uses

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can activate the street, however non-residential uses such as shops, studios, offices, cafes, recreation and community facilities tend to create the most active street fronts.

The Wollongong LEP 2009 requires non-residential active frontages throughout the City Centre's key retail and commercial streets and precincts. These are defined in the Wollongong LEP 2009 Active Frontages Map.

All ground floor frontages in the City Centre, including those outside the Wollongong LEP 2009 mapped zone, must add to the liveliness and vitality of the street, displaying active frontages which may be retail, commercial or residential.



Figure 29: A positive building address to the street improves the functionality of the building and the quality of the public domain for people

5.2.1 Objectives

a) The City Centre's streets are lively and active places of social, civic and economic interaction.

b) The space between the public street and the built form invites interaction and engagement providing both a seamless transition and an extension of the public domain.

c) The street frontage and ground floor of buildings is prioritised for active use by people.

d) Building frontages contribute to the use, activity, safety and interest of the public realm.

e) Development allows for unobstructed views into the ground floor of buildings

f) Development presents welcoming, engaging and active edges to streets and other public spaces at ground floor and the street frontages of lower storeys.

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No:

- Dark glazing or opaque transfers to façade conceals activity inside
- Raised entrances for commercial tenancies are not inclusive or accessible
- Awnings that don't shelter pedestrians
- Ramps protrude into public domain
- Lack of differentiation in materials to highlight ground floor



Yes:

- Clear glazing and operable facades
- Opportunities for passive surveillance
- Visually interesting activities and objects visible from the street
- Awnings which shelter pedestrians

Figure 30: Active frontages: improving the interface with the public domain

5.2.2 Development Controls

1) Non-residential uses are to be provided on the ground floor in the locations nominated on the Wollongong LEP 2009 Active Frontages map.

2) Non-residential frontages are to be designed with the ground floor level at the same level as the footpath. Entrances are accessed directly off the street, and not via an off street lobby or foyer.

3) Entrances to buildings with multiple tenancies are distributed along the street, rather than consolidated into a single entrance.

4) Development addresses the street with frontages at ground and on upper floors with physical openings including doorways, verandahs, terraces, windows and balconies.

5) Publicly accessible built form elements at ground are scaled for a positive human experience and provide amenity to pedestrians in the form of weather protection, seating and visual interest.

6) Colours, lighting and materials contribute to the vibrancy of the street and respond to the context.

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7) Ground floor tenancies are transparent and permeable and provide a seamless transition between public and private places and invite interaction and engagement.

8) Where non-residential floor plates must be elevated above street level for flood resilience, access between the street level and floor plate level shall be accommodated within the building footprint so that all ramps, stairs and associated handrails for the level transition occur behind the building facade and are not located in the public domain. This may also assist in the articulation of facades at street level

9) Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering.

10) Provide adequate lighting of all pedestrian access ways, parking areas and building entries.

11) Comply with Table 5

Table 5: Active frontage controls

Location	Nominated on the Wollongong LEP 2009 Active Frontages Map	Not nominated on the Active Frontages Map
Uses on public domain frontage	Entries or display windows to shops and/or food and drink premises; open and transparent lobbies to commercial offices	Entries to shops, commercial offices or residential properties. Note: residential developments at ground are to provide individual entries to ground floor dwellings.
Transparency	A minimum of 70% of the ground floor frontage is to be clear glazing with a predominantly unobstructed view from the adjacent footpath to at least a depth of 6m within the building	No requirement
Preferred ground floor tenancy grain and width on Keira and Crown Streets	Fine grain: 6 - 12m (8-16 separate tenancy entries per 100m.	Grain is to reflect precinct character and be reflected in the modulation and materiality of the building.
Minimum ground floor floor-to-ceiling height	4m	3.3m
Provide Awnings	Fixed	As appropriate

5.3 Residential Frontages at Ground

Paired with commercial and retail uses residential can contribute positively to the activation of streets by providing a clear street address, direct access from the street, passive surveillance on to the street and landscaping.

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Figure 31: In the mixed use and residential zones residential development at ground contributes positively to the activation and safety of the street

5.3.1 Objectives

a) Residential frontages contribute to the use, activity, safety and interest of the public realm.

b) Residential interfaces are high quality and durable and add value to the public domain.

c) Development sets a fine-grain rhythm and character to residential streets.

d) A diversity in housing types and architectural styles creates an interesting and varied streetscape

e) Residential development provides a clear distinction between private and public space

f) New development brings life to the street with individual entries to ground floor dwellings, to provide passive surveillance and opportunities for social interaction.

g) Planting or landscaped areas visually extend open areas at the lower levels.



Figure 32: Residential ground floors are raised for privacy



Figure 33: Individual entries activate the street.
Source: Toronto Draft Townhouse and Low-Rise Apartment Guidelines October 2015

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5.3.2 Development Controls

1) Ground and first floor residential uses should be designed as split level apartments or two-storey terrace houses with individual entries to the street and elevated for visual privacy

2) Ground setbacks should be designed to provide privacy and amenity at ground with abundant, quality landscaping. Residential at ground floor levels should be raised 0.6 - 1.4m above street level to provide visual privacy.

3) Basements are not to encroach forward of the building setback so that landscape areas can provide adequate soil volume for successful tree growth.

4) Building setbacks of new developments are to accommodate existing street trees.

5) Private open spaces addressing the street may be raised or at street level. The top of any fencing to private open space is not to exceed 2m above street level so as not to obstruct casual surveillance.

6) Locate communal access points perpendicular to the street

7) Dwellings are to be designed and laid out so that every 6m a dwelling, communal space or other high use space provides opportunities for direct surveillance of the adjacent street or public domain.

8) Provision for bin storage is to be provided in a concealed location which does not face the street.

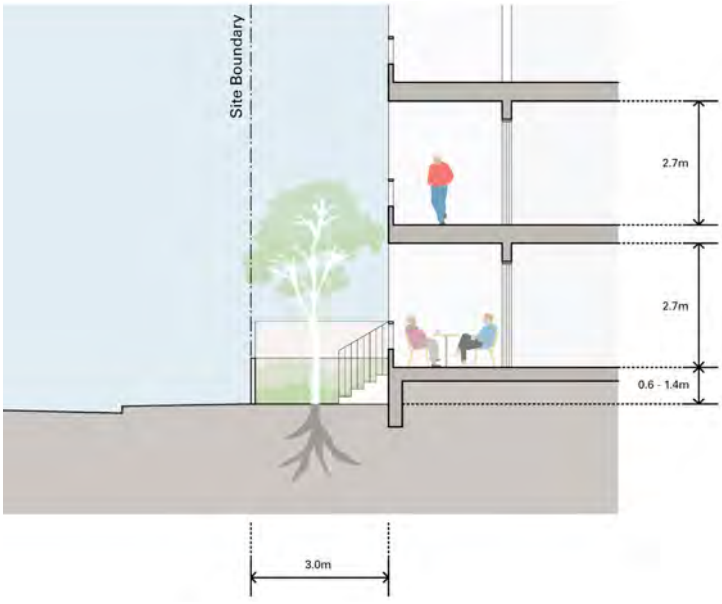


Figure 34: Residential at ground floor levels should be raised 0.6 - 1.4m above street level to provide visual privacy

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5.4 Materials - Character

Wollongong's cityscape and public domain is defined by its buildings, streets and public places. The quality of these places is influenced by the character and performance of the materials that make up the built fabric.

5.4.1 Objectives

To ensure that new buildings in Wollongong:

a) contribute positively to the streetscape and public domain by means of high quality architecture and robust selection of materials and finishes.

b) provide richness of detail and architectural interest especially at visually prominent parts of buildings such as lower levels and roof tops.

c) present appropriate design responses to nearby development that complement the streetscape.

d) maintain a pedestrian scale in the articulation and detailing of the lower levels of the building.

5.4.2 Development Controls

1) A materials sample board and schedule is required to be submitted with applications for development over $1 million or for that part of any development built to the street edge.

2) Material choice must reflect the character of the precinct.

3) Materials and finishes selection is to be appropriate to adjoining buildings (particularly heritage buildings).

4) External walls should be constructed of high quality and durable materials and finishes with 'self- cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.

5) To assist articulation and visual interest, avoid expanses of any single material.

6) Limit opaque or blank walls for ground floor uses to 30% of the street frontage.

7) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.

8) Glass at street level is to be clear to allow visual connection between inside and outside. Tinted glass of any kind will not be accepted at ground level.

9) The materials and design of service elements such as plant rooms, lift overruns and service entries is to be integrated into the overall architecture of the building.

5.5 Materials – Reflectivity

Reflective materials used on the exterior of buildings can result in undesirable glare for pedestrians and potentially hazardous glare for motorists. Reflective materials can also impose additional heat load on other buildings. The excessive use of highly reflective glass should be discouraged. Buildings with a glazed roof, façade or awning should be designed to minimise hazardous or uncomfortable glare arising from reflected sunlight.

5.5.1 Objectives

a) Development is to restrict the reflection of sunlight from buildings to surrounding areas and

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buildings.

5.5.2 Development Controls

1) New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.

2) Visible light reflectivity from building materials used on facades of new buildings should not exceed 20%.

3) Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required.

4) Highly reflective finishes and curtain wall glazing are not permitted above ground floor level

5.6 Materials –Sustainable Buildings

5.6.1 Objectives

a) Building components are to be designed for, in order of priority, longevity, adaptation, disassembly, re-use and recycling.

b) Development must use materials that are environmentally sustainable whenever available.

c) The amount of materials used in the construction of a building is to be minimised.

5.6.2 Development Controls

1) Development is to prioritise the use of building materials, fittings and finishes that:

   i) have been recycled;

   ii) are made from or incorporate recycled materials; and

   iii) have been certified as sustainable or 'environmentally friendly' by a recognised third party certification scheme.

2) The amount of material required for a building are to be minimised through:

   i) exposing structures to reduce the use of floor, ceiling and wall cladding and finishes;

   ii) naturally ventilating buildings to reduce ductwork;

   iii) providing waterless urinals to reduce piping;

   iv) using prefabricated components for internal fit outs;

3) Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment are to be avoided.

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5.7 Awnings

Awnings are roof structures that project over the footpath to provide weather projection for passing pedestrians, entries to buildings and outdoor activities such as dining. They encourage pedestrian activity along streets and, in conjunction with active edges, support and enhance the pedestrian experience.



Figure 35: Awnings encourage pedestrian movement and staying activities by providing shelter

5.7.1 Objectives

a) Encourage pedestrian activity along streets to support and enhance the vitality of the local area.

b) Increase the usability and amenity of footpaths by providing a consistent and safe path of travel with shelter to pedestrians from sun and rain.

c) Ensure street awning designs provide reasonable levels of natural and/or artificial lighting to footpaths and to ground floor spaces within buildings.

d) Ensure street awning designs are of a high architectural merit, are consistent with surrounding streetscape elements, reduce visual clutter and provide visual continuity to the streetscape.

e) Encourage the conservation, restoration, reconstruction or reinstatement of street awnings that are of heritage significance

5.7.2 Development Controls

1) Awnings are to be provided along the streets mapped as Active Frontages on the Wollongong LEP 2009 Active Frontages Map

2) Notwithstanding the extent of awnings required by the Active Frontages Map, where the building is sited on a street corner, awnings must wrap around corners for a minimum 6m.

3) New awnings are to be compatible with the scale and architectural features of the building and adjacent buildings to maintain continuity along the entire street.

4) Reconstruction or renovation of existing awnings must retain any significant fabric, for example pressed metal soffits

5) Where the provision of an awning would have a major adverse impact on the consistency of

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development within a heritage conservation area or adjacent to a heritage item, they may not be required, as determined in consultation with the determining authority.

6) Awnings are to be cantilevered and non-trafficable.

7) Provide under awning lighting to facilitate night use and to improve public safety. Lighting fixtures are to be recessed into the awning. All wiring and conduits are to be concealed.

8) Gutters are to be concealed from the footpath. Downpipes are to be fully concealed within the ground floor frontage of the building.

9) Steeply sloped, arched or barrel-vaulted awnings are not permitted.

10) The conversion of awnings to verandahs or balconies is not permitted.

11) Awnings are to:

i) be horizontal in form

ii) have a minimum soffit height of 3.2m and maximum of 4.2 metres above the footpath,

iii) be a minimum of 2.4 metres deep (dependent on footpath width),

iv) ensure steps for design articulation or to accommodate sloping streets are integral with the building design and do not exceed 700mm,

v) be low profile, with slim vertical fascias or eaves (generally not to exceed 350mm height)

vi) have a maximum slope of 5 degrees sloped towards the building so that gutters and downpipes are not required at the street edge.

vii) be setback at least 1.2m from the back of the kerb to accommodate street tree.

5.8 Landscaping and Greening on Structures

Landscaping includes the planning, design, construction and maintenance of all utility, open space and garden areas. Greening on structures includes green roofs and walls and other landscaping not on natural ground. Good landscaping provides breathing space and enhances air quality in City Centres. More importantly it delivers passive and active recreational opportunities and an improved public realm experience by activating streets, through-site links and public spaces. It is fundamental to the amenity and quality of life for residents and workers.

Greening in our urban environment can reduce energy consumption and carbon emissions, increase the value of residential property, and is key to attracting high value commercial investment to our city.

5.8.1 Objectives

a) Ensure landscaping is part of the design process from the outset to ensure it is a fully integrated part of the development.

b) Reduce urban heat load, increase canopy coverage, and ground absorption of water.

c) Preserve and enhance native wildlife populations and habitat through appropriate planting of indigenous vegetation.

d) Improve the microclimate of open space within developments.

e) Ensure the landscape design is appropriate for the use of the building function and creates a variety of functional spaces that allow a flexibility of program for users.

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f) Ensure landscaped areas are useable and maintainable spaces that contribute to the existing landscape character of the street.

g) Encourage the establishment and healthy growth of trees in urban areas.

h) Use landscaping to contribute to the quality and amenity of the public and private domain.

5.8.2 Development Controls

1) Development is to comply with the provisions of the Wollongong DCP 2009 Chapter E6 Landscaping and E17 Preservation and Management of Trees and Other Vegetation.

2) Development including the public Domain is to comply with the provisions of the Wollongong City Centre Public Domain Manual.

3) Provision of all landscape components of residential apartment development shall comply with the requirements of the Apartment Design Guide.

4) In addition to requirements set out elsewhere in this DCP, Landscape Plans and supporting documents must demonstrate:

   i) How the design and location of landscaped spaces responds to the availability of summer shade and winter sun and that chosen vegetation complements this seasonal change

   ii) How impervious areas have been minimised to facilitate rainwater infiltration.

   iii) How landscaping and tree placement in public or communal areas facilitates safe movement and use by people.

   iv) How tree selection and placement of trees in public footpaths has considered the preservation of key views along streets

5) Where non-residential components of mixed-use development result in full site coverage and there is no capacity for water infiltration, the deep soil component must be provided on structure, in accordance with the provisions of DCP Chapter B3 Mixed Use Development Section 4.12.2. In such cases, compensatory stormwater management measures must be integrated within the development to minimise stormwater runoff.

6) Where setbacks from side and/or rear boundaries are required at ground, landscaping is to be included within these setbacks to reduce urban heat, increase canopy cover, facilitate water filtration, improve the microclimate and enhance biodiversity. This landscaping is to be designed to compliment the active users of these spaces, including pedestrian and vehicle movements where relevant.

7) Existing trees and vegetation are to be retained and protected wherever practical by locating built elements, paved areas, underground services and external structures where there will be minimum impact on the growing conditions needed by those trees.

8) A long-term landscape management plan must be provided for all landscaped areas, particularly any deep soil landscape zone. The plan must outline how landscaped areas are to be maintained for the life of the development, considering`.

9) On Key Sites and sites with frontages exceeding 55m in width, existing underground services within the footpath shall be relocated to ensure adequate space for new street trees behind the kerb.

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5.9 Publicly accessible spaces

The urban environment is shaped by a complex interrelationship between a wide range of stakeholders – public and private. The public domain includes streets, footpaths, parks, plazas and some publicly owned buildings. Many publicly accessible private spaces in the city act as de-facto public domain, and extend the amenity and spatial dimension of the public domain. These spaces include building forecourts, colonnades, arcades, through site links and publicly accessible courtyards that have a connection to the street.

Good public spaces make people feel safe and secure. They are healthy and vibrant environments for people to enjoy. Publicly accessible areas of private developments, as well as the footpaths, lanes and other open spaces they interface with, must be positive extensions of the public domain.



1. Paving extends the street through the block
2. Landscaping adds colour and life
3. Transparent facades reveal activity
4. Operable facades extend internal space
5. Wayfinding signage is clear and simple
6. Public Art brings interest and flavour
7. Movement is safe and easy
8. Places are available to sit and rest
9. Lighting provides safety and promotes activity at night

Figure 36: Publicly accessible spaces are healthy and vibrant environments for people to enjoy.

5.9.1 Objectives

a) Achieve desirable publicly accessible open spaces with high levels of amenity and design quality.

b) Achieve publicly accessible open spaces that are inclusive of needs and desires of key community groups such as children, young people, older people, people on low incomes and

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people with a disability.

c) Achieve publicly accessible open spaces that are safe.

d) Achieve publicly accessible open spaces that reinforce and increase the permeability of the City Centre to increase walkability.

e) Publicly accessible private spaces visually and physically extend the street.

f) Achieve publicly accessible open spaces that are activated throughout the day and night.

g) Achieve publicly accessible open spaces that are attractive aesthetically.

h) Achieve publicly accessible open spaces that are attractive functionally to allow casual meeting, socialising, various activities and events.

i) Achieve publicly accessible open spaces that have an appropriate mix of hard and soft landscaping based on the character of the development and precinct in which they sit.

5.9.2 Development Controls

1) Any development requiring works to be carried out in the public domain in Wollongong City Centre will be subject to compliance with the requirements of the City Centre Public Domain Technical Manual.

2) Publicly accessible open spaces include clear, accessible, safe and convenient linkages to each other

3) Publicly accessible open spaces restrict vehicular movements except for public transit, emergency vehicles, servicing and vehicular drop-off, and special events.

4) The paving treatment of publicly accessible private spaces is to comply with the City Centre Public Domain Technical Manual.



1. Paving extends the street into the site
2. Landscaping adds colour and life
3. Transparent facades reveal activity
4. Movement is safe and easy
5. The building alignment clearly communicates the publicly accessible area

Figure 37: Publicly accessible spaces are healthy and vibrant environments for people to enjoy.

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5.10 Public Art

Public Art enhances the visual quality and cultural influence of both the private and public domain. It contributes to people feeling positive about their surroundings.

Public art is a defining quality of dynamic, interesting and successful cities. The City recognises the cultural and economic benefits by integrating public art into the urban fabric. Well- integrated ecologically sustainable public art is encouraged in new development within the City Centre. Developers, architects, landscape architects and artists play a key role in shaping the city and should be involved in producing public artworks.



Figure 38: Public art enhances the visual quality and cultural influence of the public domain. Artist credit: Mike Hewson



Figure 39: Artist credit: SMUG (demolished 2025)

5.10.1 Objectives

a) To promote the inclusion and integration of site specific public artworks within developments which are accessible to the public, make a positive contribution to the urban environment and add to the culture of the City.

b) Contribute to the physical attractiveness and diversity the public realm of Wollongong City Centre.

c) Increase the number of high-quality public artworks in private developments.

d) Ensure that public art is an integrated and cohesive part of new development.

e) Deliver essential infrastructure in creative and innovative ways through the use of public art.

f) Provide the opportunity to interpret and express Wollongong's historical and cultural themes.

5.10.2 Development Controls

1) Public Art, or publicly accessible spaces for the exhibition of art, are required in developments valued at $3,000,000 or more on key sites and sites of 5,000m^2 or more.

2) A detailed Public Art Plan is to be submitted with development applications where Public Art is required.

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3) Public Art must comply with the Wollongong City Council Public Art Council Policy (available on request).

4) The Public Art Plan is to demonstrate how high-quality artworks will be included within the development in a publicly accessible or visible location.

5) Public Art is to be site-specific with ideas generated as a result of a deep understanding of the site, based on research and analysis, and must therefore enhance the particular site of the development as well as the city as a whole.

6) Public Art is to be visible to the broader community and enrich both the public and private domain.

7) Public Art is to be well designed and visually interesting and made by artists or organisations that are skilled in the selected field.

8) Construct Public Art of materials that are hard wearing, resistant to vandalism and require minimal maintenance.

5.11 Acoustic Privacy

Acoustic privacy is a measure of sound insulation between parts of a building and between external and internal spaces.

Late night trading premises are an important part of Wollongong's social and cultural life and play an important role in contributing to the City Centre's economic growth. City Centre development supports the growth of the night time economy through good design which enables both a vibrant night time economy and acoustic amenity for residents.

5.11.1 Objectives

a) ensure a high level of acoustic amenity for occupants within residential apartments and / or serviced apartments.

b) ensure that the City Centre's evening economy is supported by well designed buildings which mitigate against acoustic impacts

5.11.2 Development Controls

1) Residential apartments should be arranged to minimise noise transition between apartments by:

   a) Locating busy, noisy areas next to each other and quieter areas, next to other quieter areas (eg living rooms with living rooms and bedrooms with bedrooms);

   b) Using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas; and

   c) Minimising the amount of party (shared) walls with other apartments.

2) All residential apartments should be designed and constructed with double-glazed windows and / or laminated windows, solid walls, sealing of air gaps around doors and windows as well as insulating building elements for doors, walls, roofs and ceilings etc; to provide satisfactory acoustic privacy and amenity levels for occupants within the residential and / or serviced apartment(s).

3) Noise transmission from common corridors or outside the building is to be minimised by providing seals at entry doors.

4) To assist acoustic control of sound transmission between units:

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a) A common wall shall have a Field Sound Transmission Class (FSTC) of not less than 50 if it separates;

i) Sole occupancy units,

ii) A sole occupancy unit from a plant room, stairway, public corridor, hallway or the like.

b) A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit, shall have an FSTC of not less than 55.

c) A floor separating sole occupancy units must not have an FSTC less than 50.

5) To assist acoustic control of impact noise between units:

a) A floor shall have an Impact Isolation Class (IIC) of not less than 50 if it separates;

i) Habitable rooms of sole occupancy units

ii) A sole occupancy unit from a plant room, stairway, public corridor, hallway or the like.

b) A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit, shall have an FSTC of not less than 55.

c) Walls between sole occupancy units shall comply with the impact sound resistance standards specified in the NCC.

6) All residential buildings and serviced apartments are to be constructed so that the repeatable maximum L Aeq (1 hour) level not does exceed the following levels:

a) In a naturally ventilated - windows closed condition:

i) Sleeping areas (night time only: Hours - 2200-0700) - 35dB (ii) Living areas (24 hours) - 45dB

b) In a naturally ventilated - windows open condition, (ie, windows open up to 5% of the floor area, or attenuated natural ventilation open to 5% of the floor area):

i) Sleeping areas (night time only: Hours - 2200-0700) - 45dB

ii) Living areas (24 hours) - 55dB

c) The following repeatable maximum L Aeq (1 hour) levels shall not be exceeded when doors and windows are shut and mechanical ventilation or air conditioning is operating:

i) Sleeping areas (night time only: Hours - 2200-0700) - 38dB

ii) Living areas (24 hours) - 46dB

Note: These levels correspond to the combined measured level of external sources and the ventilation system operating normally.

7) The Statement of Environmental Effects (SEE) accompanying the development application must demonstrate that the abovementioned noise criteria for windows to sleeping areas and living areas, and Field Sound Transmission Class (FSTC) criteria for walls and floors, have been met for each residential apartment or serviced apartment in the development through the provision of appropriate acoustic treatment measures.

8) The proposed acoustic measures must also be shown on the required architectural floor layout and elevation plans for the development. Alternatively, the Statement of Environmental Effects

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(SEE) may include an acoustic impact assessment study which outlines alternative acoustic treatment measures for any residential apartments and / or serviced apartments in the development. The acoustic impact assessment study must be carried out by a suitably qualified and experienced acoustic consultant (ie a person who is a Member of the Australian Acoustical Society, the Institution of Engineers or the Association of Australian Acoustical Consultants).

5.12 Car parking requirements

High volume traffic affects a number of streets, placing pressure on the City Centre and decreasing the quality of streets for people. Movement in the City Centre is to prioritise pedestrians and their access to public and active transport.

5.12.1 Objectives

a) Prioritise the City Centre for pedestrians.

b) Reduce the number of vehicles using the core of the City Centre.

c) Encourage mode shift to public and active transport.

d) Provide car parking spaces that are adaptable to future uses.

5.12.2 Development Controls

1) Parking rates for cars, motorcycles and bicycles for developments within the City Centre are to be provided as per Part E3 of this DCP.

2) Notwithstanding the above control;

   i) car parking rates on sites incorporating the adaptive use of heritage listed buildings may be subject to a reduction at the discretion of the determining authority (applied to the uses within the heritage building only).

3) Car parking and associated internal manoeuvring areas which are surplus to Council's specified parking requirements will count towards the gross floor area, but not for the purpose of determining the necessary parking.

4) Car parking areas are to be integrated into the design of the building.

5) Car parking is not to be visible at ground level, or on any level up to street frontage height, from any street frontage.

6) Above ground carparking levels are to have floor to floor heights that will allow them to facilitate other uses in the future. Any car parking levels provided in a mixed-use building at ground or first floor level are to facilitate a potential future floor to ceiling height of 3.3m. Carparking levels above the first floor are to facilitate future floor to ceiling heights of 2.7m.

7) Vehicle access is to meet the requirements of Vehicular Footpath Crossings.

8) Ventilation grilles and associated elements are to be:

   i) integrated into the overall façade and landscape design of the development,

   ii) not located on the primary street façade, and

   iii) oriented away from windows of habitable rooms and private opens space areas.

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5.13 Vehicular Footpath Crossings

A vehicular footpath crossing includes any driveway or other vehicle access-way that crosses a paved pedestrian footpath.

Footpaths in the City Centre are prioritised for pedestrians. The design and location of vehicle access points should promote safe walkability and maintain the visual continuity of the streetscape.

5.13.1 Objectives

a) Vehicle access points prioritise pedestrian movement

b) Vehicle access points minimise disruptions to pedestrian movement

c) Vehicle entry points do not dominate the design of buildings

5.13.2 Development Controls

1) No additional vehicle entry points will be permitted along the streets mapped as Active Frontages on the Wollongong LEP 2009 Active Frontages Map.

2) Redevelopment of sites with a dual frontage including one frontage impacted by the restrictions made by the above control, and one not impacted, are to remove existing entries where restrictions apply and locate entries on the alternate street frontage.

3) In all areas not mapped as Active Frontages, a maximum of one vehicle access point will be permitted.

4) Vehicle access is to be provided off lanes and minor streets rather than primary street frontages to limit conflicts with pedestrian and cyclist activity.

5) Vehicle access to heritage building will be assessed on a case-by-case basis by the determining authority.

6) Vehicle access driveways and ramps are to be perpendicular to the kerb alignment.

7) Driveway grades to be consistent with adjoining footpaths to ensure a continuous path of travel for pedestrians.

8) Changes in driveway grade may commence inside the site boundary except where a ground floor setback for wider footpaths and/or street planting is imposed. In these cases the driveway grade must be consistent with the footpath for the extent of the setback.

9) Any development requiring works to be carried out in the public domain will be subject to compliance with the requirements of the City Centre Public Domain Technical Manual.

10) All driveways and vehicle ramps shall comply with the relevant Australian Standards and the requirements of the Wollongong City Council Standard Engineering Drawings.

11) Where practicable, adjoining buildings are to share or amalgamate vehicle access points. Internal on-site signal equipment is to be used to allow shared access. Where appropriate, new buildings should provide vehicle access points so that they are capable of shared access at a later date

12) If adjacent to a residential development setback a minimum of 1.5m from the relevant side property boundary.

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6. ENERGY MANAGEMENT

6.1 General

This section deals with energy use and efficiency.

6.1.1 Objectives

To satisfy the aims of the Wollongong LEP 2009, support the achievement of design excellence, reinforce the objectives of Wollongong DCP Chapter A2 Ecologically Sustainable Development, this section aims to;

a) Support the achievement of design excellence

b) Ensure environmental impacts related to energy use are managed in a sustainable and economical way,

c) Ensure a healthy internal and external environment,

d) Support a sustainable supply of energy resources, and

e) Contribute to the achievement of Net Zero carbon emissions by 2050

6.2 Energy efficiency

The ability of development to optimise thermal performance, thermal comfort and day lighting will contribute to the energy efficiency of the buildings, provide increased amenity to occupants and reduce carbon emissions and, with them, the cost of supplying energy.

6.2.1 Objectives

a) To reduce the necessity for mechanical heating and cooling.

b) To minimise carbon emissions.

c) To use natural climatic advantages of the coastal location such as cooling summer breezes, and exposure to unobstructed winter sun.

6.2.2 Development Controls

1) Development is to be designed and constructed to reduce the need for active heating and cooling by incorporating passive design measures. These may include:

   i) building orientation,

   ii) location and thermal properties of glazing,

   iii) natural ventilation,

   iv) appropriate use of thermal mass and insulation and

   v) external shading, including vegetation.

2) Development is to be designed to enable the efficient operation of:

   i) mechanical space heating and cooling

   ii) hot water reticulation

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iii) artificial lighting

3) Development Applications for relevant non- residential developments must demonstrate compliance with SEPP Sustainable Buildings energy performance standards by providing a NABERS Commitment to Rate or Commitment Agreement or equivalent.

4) Development Applications for residential development must demonstrate compliance with SEPP Sustainable Buildings energy performance standards by providing a BASIX certificate.

6.3 Energy supply

All electric buildings are more energy efficient, economical and healthier for occupants.

All electric buildings reduce construction and operating costs through the elimination of gas pipes and metering and ongoing connection and usage charges.

The combustion of natural as in homes for cooking and space heating is linked to 12% of asthma cases in Australia (Knibbs et.al.,2018). Using alternative energy sources such as electricity improves indoor air quality and has enduring health benefits for occupants.

6.3.1 Objectives

a) To improve air quality within the built environment and promote health by reducing exposure to air pollutants.

b) To ensure new development is energy efficient and therefore cost effective for occupants over the long term, and can avoid future costs of electrification or remaining on the fossil fuel gas network.

6.3.2 Development Controls

1) Development applications for new buildings submitted after June 30 2026 are to demonstrate that they will only use electricity (grid provided and on-site renewables) for all energy requirements associated with normal operations.

2) Where it is demonstrated that the intended use of the building requires a process or equipment that is not able to be served by electricity or other renewable energy source, fossil fuels (such as gas) may be provided to operate that service only. Evidence shall be provided with the application to confirm that an adequate alternative is not technically possible or feasible.

7. WATER CONSERVATION

The integration of water-saving and reuse measures into development design is critical for reducing the reliance on potable water supplies, supporting climate adaptation, and lowering long-term operational costs for property owners. By incorporating water conservation and Water Sensitive Urban Design (WSUD) principles, development will deliver measurable benefits to building occupants, the environment, and the broader community.

7.1.1 Development Controls

1) Water efficiency and WSUD measures shall be provided in accordance with the requirements stated in the Chapter E15 – Water Sensitive Urban Design (WSUD) in Part E of this DCP.

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URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)

Land Use

Findings

- Current land use controls could result in a City filled with residential development, compromising long term employment growth.
- The retail core is spread out too far, which results in empty shopfronts and creates inactive streets.
- The City's cultural identity is diversifying to support City life.

Objectives

A vibrant and growing Regional City

Planning controls promote a diversity of uses to encourage a vibrant City Centre, day and night. Jobs and housing growth supports Wollongong's role as a Regional City. Wollongong is an attractive place to live, work, visit and invest.

Directions	Strategies	Implementation Actions and Notes
1 Prioritise jobs growth and establish a resilient commercial core	1.1 Define and strengthen the role of the E2 Commercial Centre Zone for employment	1.1.1 LEP: Amend the boundaries for the E4 and MU1 zones for the City Centre based on *Commercial Core Diagram* Pg68 UDF (with zone names amended to current) 1.1.2 LEP: Introduce a provision to retain the existing quantum of employment generating floorspace (certain uses) upon redevelopment to protect existing employment generating floorspace supply.
		Notes A The UDF recommendation to remove high density residential development from the objectives of the E2 Commercial Centre zone was implemented by the State Government during the Employment Zones Reform, strengthening the role of E2 for employment. The Employment Zones Reform amended the names, objectives and land use tables of the former Business and Industrial Zones. B The UDF recommendation to introduce of a minimum 30% non-residential FSR in the E2 zone was cautioned by subsequent analysis by SGS during the Wollongong Retail and Business Centres Strategy. Vertical Mixed Use developments (residential on top of office) have been observed to have limited leasing and operational success. This recommendation will not be pursued.
	1.2 Safeguard land for an A-Grade Office Towers	**Notes** C The UDF recommendation to quarantine a portion of land for non-residential development where medium and large-scale commercial outcomes are incentivised to provide a critical mass of commercial activity was supported by subsequent analysis by SGS during the Wollongong Retail and Business Centres Strategy. The location of this precinct/s is subject to further analysis to determine the impact of recent mixed use development approvals in the area previously proposed, and the potential of clusters created by recent office development approvals and construction elsewhere. Further analysis is also needed to determine the current and future demand for office floorspace subsequent to 30,000sqm delivered in last 4 years and changes to office requirements post COVID. Progress in subsequent package. D The UDF recommendation to align height and floorspace controls in the above quarantined area will not be pursued until the location is confirmed.
	1.3 Pursue incentives for commercial development	1.3.1 Development Contributions Plan: Apply a discount of 1% on Development Contributions for Commercial Developments in the City Centre Levy area (reduced from 2%). 1.3.2 Delay the payment of contributions for Office premises development over $20M until occupation certificate
		Notes: E The UDF recommended reducing the requirement for car parking in commercial office and business developments in the E2 Commercial Centre to a minimum of one space per 120 m2 (from one space per 60 m2) and a maximum of 1 space per 60m2. The City Centre Movement and Place Plan is in development, which was endorsed for exhibition on 24 June 2024. The current draft document recommends reducing parking rates in alignment with 1.3.1. This action has been completed as part of the update to DCP Chapter E3, adopted 26 May 2025, in force 10 June 2025.
2 Develop active commercial streets that respond to character	2.1 Promote commercial diversity in buildings while protecting the character of historic retail streets and precincts	2.1.1 DCP: Amend DCP to include Precinct character statements and objectives including for streets. 2.1.2 DCP: Protect the character of historic retail streets and precincts with new built form controls including for street frontage heights. 2.1.3 LEP: Amend Clause 8.4 Minimum building street frontage to enable opportunities for finer grain development on small sites within the E2 Commercial Centre Zone.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Land Use		
		Notes E The UDF proposed to define the desired future character for key retail streets and precincts by amending built form controls and heritage listings (connected to Direction 4). The amendments proposed above in 2.1.1 - 2.1.3 are to be included in this phase of implementation. No changes to Height and FSR (as proposed through Direction 4) have been included in this phase of amendments. Note also that a number of new City Centre Heritage listings informed by the UDF were proposed and exhibited, then included in the LEP on 12 August 2022. See notes on Strategy 4.3.
	2.2 Only require non-residential ground floors on key active City Centre streets	2.2.1 LEP: Include an Active Frontages map for the City Centre area in the WLEP. The map will be linked to Clause 7.19 which will provide the requirements for developments with this mapping, including non-residential uses at ground. This will then over-ride Clause 7.13 which currently requires a non-residential ground floor throughout the E2 and MU1 zones.
	2.3 Develop planning controls that support a balance between night-time economy and residential city living	**Notes** F The Wollongong CBD Night Time Economy Council Policy was updated in 2023. Various State Government incentives are now available via the Vibrancy Reforms. Council is participating in ongoing consultation in relation to these reforms. Draft DCP controls for night-time economy and residential colocation need to re-evaluated against these policies. This work will be ongoing.
3 Plan for a variety of housing to support a lively and inclusive city	3.1 Guide residential development in the right locations	3.1.1 LEP: To achieve additional housing supply around the City Centre a amend the LEP to permit residential flat buildings to be delivered in the MU1 Mixed Use zone where there is no active frontage control. Amend the LEP to outline that Clause 7.13 does not apply to the Wollongong City Centre. 3.1.2 DCP: Introduce a new section in the Wollongong City Centre DCP to address the design of residential uses at ground. This should be clearly separated from the requirements of the active frontage control under the LEP and consider the appearance of buildings, contribution to the streetscape, activation of the public domain, privacy and gardens.
		Notes G The implementation action 1.1.1 to amend the boundary of the E2 and MU1 zones is also linked to this Strategy
	3.2 Leverage opportunities for public benefit improvements through development	**Notes** H The UDF recommended leveraging residential development contributions to deliver public domain improvements, new connections and open space. Amending the EP&A regs and City Wide Development Contribution Plan to expand the additional 1% City Centre Levy Development Contribution area to include the extent of the amended E2 and MU1 zones has been considered. The 2025/26 review of the City Wide Development Contribution Plan will test the proposed amendment in the current development climate and review the references to the retired Civic Improvement Plan and related planning in relation to this levy.
	3.3 Encourage a diversity of housing including Affordable Rental Housing and Student Housing	**Notes** I The UDF recommended preparing an affordable housing scheme for the City Centre. Council has since endorsed a draft Affordable Housing Policy and Procedures, and endorsed an Affordable Housing Development Contributions Scheme which will apply to the LGA, superseding this action. J The UDF recommended Council engage with student housing providers to identify and implement incentives for development in the City Centre. Since adoption of the UDF the UOW has divested several off-site student housing properties, choosing to consolidate most accommodation on the main campus site. The LEP permits Student Housing throughout the City Centre.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Built Form		
Findings		
• General development controls don't respond to the character and historic qualities of places in the City. • The planning controls do not provide clear guidance for development to deliver the intended built outcomes for the City. • The City's development controls do not promote development that defines a city skyline or enhances the unique natural setting. • Developments favour maximising building development controls over design quality, producing a less attractive City.		
Objectives		
An attractive and diverse city in a unique natural and historic setting Clear planning controls preserve the unique historic character of Wollongong's precincts. Renewal at all scales is encouraged and this creates an interesting built fabric. Built form variety creates a recognisable city skyline , celebrates the natural setting and is human scale.		
Directions	**Strategies**	**Implementation Actions and Notes**
4 Grow a legible city that supports a distinctive and evolving character	4.1 Plan for diversity in form and renewal at all scales	4.1.1 LEP: Amend Clause 8.4 Minimum building street frontage to enable opportunities for finer grain development on small sites within the E2 Commercial Centre Zone. 4.1.2 LEP: Amend Clause 7.14 Minimum site width with reference to Residential Flat Buildings from 24m to 21m to bring it into alignment with the SEPP (Housing) 2021 (TOD amendment)
		Notes K The UDF recommended amendments to the floor space ratio map and Clause 4.4A to introduce a place based approach to FSR controls (rather than a land use and site size approach). These amendments are being reviewed in light of development approvals in place since the adoption of the UDF, and the range of State Government Policies now in place seeking to uplift floorspace controls for residential development.
	4.2 Plan for building envelopes that preserve amenity and support the desired future character	**Notes** J The UDF recommended amending LEP height of building controls to: a Create a prominent commercial spine. b Transition heights down to the Foreshore and lower scale city fringe. c Maintain views to the escarpment from key locations. d Respond to the desired built form character. e Align with development potential (FSR and lot size). These amendments are being reviewed in light of development approvals in place since the adoption of the UDF, and the range of State Government Policies now in place seeking to uplift height of building controls for residential development.
	4.3 Preserve buildings and places of significant character values for the enjoyment of future generations	**Notes** K The UDF recommended preparing a Wollongong City Centre Heritage Study to identify additional items for listing in the LEP. After adoption of the UDF Council subsequently prepared and adopted the Wollongong City Centre Heritage Study 2021 which investigates the unique character and history of the City Centre. The Draft City Centre Heritage Study was reported to Council on the 31 May 2021 and Council resolved to prepare a draft Planning Proposal for public exhibition. This proposal recommended listing additional local heritage items in the City Centre. The Planning Proposal was exhibited in Sept 2021 and On 6 June 2022, Council resolved to prepare a final planning proposal to submit to the Department of Planning to amend Schedule 5 of the Wollongong Local Environmental Plan (LEP) 2009 and associated Heritage Maps to list an additional 15 heritage items. The Local Environmental Plan amendment was notified on 12 August 2022. This notice formally brought the local heritage listings into effect. One listing was delayed and is addressed in action 4.3.1 below.
		4.3.1 LEP: Progress listing of 100-120 Keira Street which was removed from the wider Wollongong City Centre heritage listings project (2022) in order to resolve related ownership and lot boundary issues.
	4.4 Preserve views to the escarpment, ocean, natural and built heritage.	4.4.1 DCP: Update the Wollongong City Centre DCP key views diagram and controls to consolidate existing controls spread through the document and maximise key view corridors within the constraints of the existing height controls. 4.4.2 DCP: Amend built form controls including side setbacks and setbacks above street wall preserve views between buildings to significant natural landscape and built form.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Built Form		
5 Strengthen and simplify planning controls to promote built form diversity in response to people and place	5.1 Develop controls that ensure slender tower forms, appropriate separation and consistent setbacks	5.1.1 DCP: Update the Wollongong DCP minimum side and rear setbacks table to preserve and open up public views of significant built form, open spaces and natural features available from and around the site, and improve visual permeability along longer blocks. 5.1.2 DCP: Update the Wollongong DCP to amend maximum floor plates and building depths. Retain existing maximum floor plate sizes for commercial (1,200m2 GFA) but increase maximum building depth to 30m to allow for greater variety of tower forms. Decrease maximum floor plate size for residential development to 750m2 GFA to ensure tower slenderness. Increase maximum building depth to 21m to allow for a typical residential apartment layout. 5.1.3 LEP: Update the Wollongong LEP to remove the minimum building separation distances for residential development (deferring to the ADG) and to remove the requirement for 0m separation below street wall in the E2 Commercial Centre zone.
	5.2 Develop controls for floor to ceiling heights that ensure good amenity and adaptability	5.2.1 DCP: Update the Wollongong DCP to include following recommended minimum floor-to-ceiling heights to achieve a high level of internal and external amenity and flexibility at ground floors. i Ground: minimum 4m for all ground floor uses in active frontage areas. 3.3m for all other areas. As per ADG for residential. ii Level 1 and above: 3.3m for commercial. As per ADG for residential.
	5.3 Develop controls that provide guidance on site amalgamation and isolation.	5.3.1 LEP/DCP: Update Wollongong LEP and DCP to provide flexibility to allow for the development of isolated sites (4.11).
	5.4 Develop controls for fine grain frontages to ensure human-scale development.	5.4.1 DCP: Update the Wollongong DCP to include detailed controls for Street Frontage Heights and Active Frontages, especially in existing fine grain areas.
	5.5 Develop ground setback controls that provide attractive interfaces and functional streetscapes.	5.5.1 DCP: Update the Wollongong DCP ground floor setbacks map to reflect the new land use zone boundaries, provide generous publicly accessible setbacks on key streets and adequate private domain setbacks for residential uses at ground.
	5.6 Develop street Frontage height controls that respond to character and human scale.	5.6.1 DCP: Update the Wollongong DCP to include a map indicating street frontage heights and setbacks behind street frontage. 5.6.2 LEP: Include Design Excellence requirements for developments that exceed street frontage height. 5.6.3 DCP: Update the Wollongong DCP to include a maximum continuous street frontage length of 55m in all areas apart from Crown Street Mall, Crown Street and Keira Street.
6 Elevate the importance of design quality in the City Centre	6.1 Strengthen the commitment to design excellence	6.1.1 LEP: Update the LEP Design Excellence Clauses to - i refer to additional Key Sites including those identified in the UDF. ii Consider relevant requirements of applicable development control plans. iii Increase emphasis on public art outcomes 6.1.2 DCP: Amend Wollongong DCP to outline that in addition to the LEP requirements for review by DRP, applicants are encouraged to seek additional review, including at pre-lodgement stage. 6.1.3 DCP: Update the DCP to include requirements for a Public Art supported by a Public Art Plan to be provided with all developments on Key sites and developments on sites over 5,000m2, with a estimated development cost over $3,000,000

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Built Form		
		Notes L The UDF recommended large or key sites should be subject to a master planning process and further design excellence processes. The draft Planning Strategy proposed that this would be introduced via an amendment to the LEP Design Excellence clause to require developments on key sites and sites of 2,500m2 or more, having a capital investment value of $1,000,000 or more, would be subject to a requirement for a site specific DCP (or alternately a Concept DA). This was intended reduce redundant application and assessment time associated with numerous revisions to documents, by bringing forward the resolution of major master-planning (site structure and built form envelopes) prior to the more detailed resolution that is required as part of a standard DA. The NSW State Government has since amended the Environmental Planning and Assessment Act 1979 to weaken (make more flexible) Concept Development Approvals. Given this change it is not considered efficacious to introduce this new requirement. Reinforcement of the existing Design Excellence requirements and Design Review Panel process will be progressed with this phase of implementation. M The UDF recommended updating the LEP Design Excellence clause to increase emphasis on landscape and streetscape. The Design Excellence clause was amended as part of the Wilga Street Block Corrimal Planning Proposal (2024) to include the additional references to landscape and streetscape outcomes.
	6.2 Encourage innovation and design quality in the local design and development industry	**Notes** N The UDF recommended the introduction of Design Competitions for Key Sites and large sites. Council may choose to develop its own experience and expand capacity to manage design competitions by piloting the process on Council Projects. Design Competitions will not be mandated through the LEP in this round of implementation.
	6.3 Provide clarity and improve outcomes through a strong assessment process	6.3.1 DCP: Update the DCP with City Centre specific site analysis requirements, linked to the proposed precinct visions and controls. Site Analysis requirements for LGA wide developments were updated in DCP A1 Chapter, adopted 24 Feb 2025 and in force 5 March 2025. These will apply to the City Centre and are referenced in the draft DCP.
	6.4 Prepare design guidelines that communicate better design outcomes	6.4.1 DCP: Amend the DCP to incorporate more design guidance. Where relevant, refer to existing design quality policies prepared by the Government Architect NSW.
	6.5 Develop specific design guidelines that demonstrate better built form outcomes on flood prone lands	**Notes** O The UDF recommended a range of design principles to inform design of buildings in flood affected areas of the City Centre. Council is developing the Wollongong City Flood Precinct Flood Risk Management Study and Plan including informing guidance for planning control changes. Amendments to the DCP in relation to these design issues will occur once the FRMSP is finalised.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)

Public Domain and Connections

Findings

- The City lacks clear physical and visual connections to key places which makes wayfinding difficult and discourages walking.
- Arrival into the City Centre is confusing and provides an underwhelming first impression of Wollongong.
- Public open spaces are valued but do not yet realise their full potential.
- Key public spaces are at risk of overshadowing by surrounding buildings.
- Tree canopy cover in the City Centre is inadequate.

Objectives

A green and walkable city

The city street grid is clear and facilitates walking. Revitalised public spaces are a catalyst for growth and support an active. healthy community. A significant increase to the City's tree canopy contributes to a green and sustainable city.

Directions	Strategies	Implementation Actions and Notes
7 *Strengthen the structure of the City through a permeable grid that prioritises pedestrians*	7.1 Define the role and function of streets in the City	**Notes** P The City Centre Movement and Place is in development. This document will inform the mapping of the role and function of City Centre Streets
	7.2 Create a permeable city grid for pedestrians	7.2.1 LEP: Amend Cl 8.2 2 to remove the requirement for no separation from ground to street frontage height between neighbouring buildings to enable the creation of through site links; align with side setback requirements in the DCP for development in the Mixed Use Zone 7.2.2 DCP: Update Figure 3.1 Permeability in the DCP to reflect current structure, approved DAs and desires new links
	7.3 Deliver active transport infrastructure	**Notes** Q Council continues to deliver active transport infrastructure in the City Centre in alignment with the Pedestrian Plan and Cycling Strategy.
	7.4 Enable the mode shift from cars to public transport	**Notes** R Council will continue to advocate for improved public transport infrastructure and servicing and link public and active transport to improve attractiveness and usability.
	7.5 Identify roads for vehicular traffic and servicing	7.5.1 DCP: Update DCP to restrict driveway access on key streets with active frontages (as mapped in LEP)
8 *Create a green network of open spaces for a sustainable, healthy and attractive city*	8.1 Reinforce the character of key streets and precincts with appropriate tree planting	**Notes** S As an action of the Urban Greening Strategy Council has completed a full suite of Technical Guidelines to inform tree selection, species, procurement, planting, replacement, maintenance, removal, risk management, habitat retention and relocation, and best practice management.
	8.2 Define and implement a 35% minimum canopy target on key walking streets by 2037	**Notes** T As an action of the Urban Greening Strategy Council has committed to investigate and promote all opportunities to increase canopy cover in the private realm. The specific increase to cover on key walking streets in the City Centre will be explored in future implementation rounds.
	8.3 Prepare a City Centre Street Tree Masterplan	**Notes** U This UDF recommended the preparation of a Street Tree Masterplan. Under the Urban Greening Strategy the existing distribution and condition of trees, and the identification of priority areas have been defined as actions. The creation of a Masterplan for the City Centre has not been identified as a priority. This action will be explored in future implementation rounds.
	8.4 Establish a tree-centric approach to deliver greening in response to existing constraints	**Notes** V The UDF recommended preparing a detailed, consolidated services map to identify locations available for tree planting on public land within the City and plan for more flexible service infrastructure in the future. This action will be explored in future implementation rounds.
	8.5 Leverage new development to offset the cost of greening	**Notes** W The Urban Greening Strategy included an action to establish improved planning and management outcomes between public and private entities including utilities, service providers and asset managers with major tree resources or programs. Council continues to require street tree planting in conjunction with public domain upgrades associated with approved developments.

URBAN DESIGN FRAMEWORK – ADOPTED STRATEGIES (2020)		
Public Domain and Connections		
	8.6 Identify and prioritise public domain projects to catalyse renewal and encourage investment in the city	**Notes** X The UDF recommended amending the DCP to link Key Site developments to the delivery of public domain. The review of the City Wide Development Contributions Plan and City Centre Levy will interrogate this recommendation.
		Notes: X The UDF recommended a range of public domain projects including specific catalyst projects at Wollongong Station, MacCabe Park and the Foreshore. Council is working collaboratively with State Government Agencies on the delivery of masterplans for the Station and the Entertainment and Sporting sites at the Foreshore. Council is currently developing a masterplan for Lang Park. Funding has been allocated to begin early feasibility studies and master planning on MacCabe Park.
9 Protect sunlight to key public spaces	9.1 Protect solar access to key public spaces to maximise amenity	9.1.1 LEP: Update the solar access controls in the LEP to ensure: i The existing solar access planes to MacCabe Park, Pioneer Park, Market Square and Civic Square are retained and amended to reflect best practice methodology. ii New solar access controls are provided in the Wollongong LEP to define solar access planes for: • Arts Precinct: 9am - 3pm • Crown Street Mall: 12am - 2pm • Church St (Mall): 11am - 1pm 9.1.2 DCP: Update the Wollongong DCP to: i Introduce controls and guidance to support the LEP clauses for the protection of solar access to new public spaces. ii Introduce controls to guide the protection of solar access to communal open spaces in commercial developments.

Proposed amendments to Wollongong City-Wide Development Contributions Plan

1. Amendment to exempt development for the purpose of Commercial Premises in the E2 Commercial Centre zone from paying the additional 10% Commercial Core levy

Part A – Schedules

2. Schedule 2 – Wollongong City Centre Commercial Levy Rates

Add red text after the table:

To incentivise the construction of new Commercial Premises in the E2 Commercial Centre zone, on XXXX Council resolved that a total contribution rate of 1% will apply to new Commercial Premises development (including as part of a mixed use development) in the Wollongong City Centre E2 Commercial Centre Zone (as mapped in the LEP). This rate reduction does not apply to developments approved prior to the creation of this plan.

2. Amendment to delay the payment of development contributions for Office Premises in the E2 Commercial Centre zone with an estimate development cost of $20,000,000

Part C – Administration and Operation of the Plan

24. When is the levy payable

A levy to be paid by a condition authorised by this Plan must be paid to the Council in accordance with the following requirements:

Add a new bullet point after the relevant point:

- *A Development Application involving the construction of a new Office Premises in the E2 Commercial Centre zone within the Wollongong City Centre with an estimate development cost of more than $20,000,000 – prior to the issue of an Occupation Certificate. This applies only to the portion of a development that is or relates to the office premises.*

ITEM 3 PUBLIC EXHIBITION – PLANNING PROPOSAL REQUEST - 163-171 CROWN STREET AND 80-82 CHURCH STREET, WOLLONGONG

A Planning Proposal request has been lodged for 163-171 Crown Street and 80-82 Church Street, Wollongong seeking to increase the Height of Buildings limit and Floor Space Ratio for a mixed-use commercial development that includes a 4.5-5 star hotel and motel accommodation. The site is the location of the former David Jones Building and car park and City Diggers club. The car park has been demolished, and the City Diggers club is currently being demolished. A smaller mixed-use commercial building that includes a hotel and motel has been approved to be constructed on the site.

The Planning Proposal request seeks to increase the height of the buildings and floor space controls to increase the number of hotel and motel rooms and the amount of office space. The increase in hotel and motel rooms being in response to Council's Tourism Accommodation Strategy. The proposed height increase would enable a future modification to the approved development application to enable taller buildings. The taller buildings would result in an increased overshadowing of the north-east corner of MacCabe Park, in the vicinity of Council's "Integral Energy" building. The Planning Proposal also seeks to amend the LEP Sun Plane Protection and clause.

To assist Council's plan-making decision, the Planning Proposal request was subject to preliminary notification (non-statutory) which occurred between 28 July and 18 August 2025. Fifteen submissions were received.

It is recommended that a Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009.

RECOMMENDATION

1 A Planning Proposal be prepared to amend the Wollongong Local Environmental Plan 2009 for 163-171 Crown Street and 80-82 Church Street, Wollongong by:

   a introducing a local clause (as indicated in this report) to vary the Height of Building, Floor Space Ratio, Sun Plane Protection clause, part of the Design Excellence Clause to enable additional capacity in hotel and motel accommodation development to be considered on the site.

   b Mapping the site as a Key site on the Key Sites Map

2 The Planning Proposal be referred to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.

3 Following receipt of the Gateway Determination, the Planning Proposal be exhibited for a minimum period of 28 days.

4 The NSW Department of Planning, Housing and Infrastructure be advised that Council wishes to use it delegations to finalise the Planning Proposal after exhibition and the consideration of a post-exhibition report.

5 The Planning Proposal be progressed separately to the City Centre Planning Proposal.

REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Manager City Strategy (Acting)
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Location Map
2 Current Planning Controls
3 Concept Plan
4 Summary of Submissions
5 Shadow Diagrams

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DCP	Development Control Plan
DCCEEW	Department of Climate Change, Energy, the Environment & Water
DPHI	Department of Planning, Housing & Infrastructure
LEP	Wollongong Local Environmental Plan (2009)
LSPS	Local Strategic Planning Statement

BACKGROUND

The Site

163-171 Crown Street and 80-82 Church Street, Wollongong consists of five lots which have a combined area of 4,800m^2 (Attachment 1). The site also includes part of Globe Lane (orientated east-west to Church St) and Globe Way (orientated north-south to Burelli St). The site is zoned E2 Commercial Centre under the Wollongong LEP 2009 (Attachment 2). The site has a base floor space ratio of 1.5:1 and maximum floor space ratio of 6:1 for commercial development and 3.5:1 for residential development. The site has a maximum building height of 48m at the Crown Street frontage and 32m at the Burelli Street frontage (Attachment 2). LEP Clause 8.3 Sun Plane Protection, further limits building height to prevent overshadowing of MacCabe Park between 12-2pm (Attachment 2).

In 1966 the David Jones building and car park was constructed on the corner of Crown Street and Church Street. In 1935 the Wollongong RSL constructed a building on the corner of Burelli Street and Church Street. In the 1980s it was redeveloped into the City Diggers club.

On 17 December 2024 Development Application DA-2023/767 was approved for a mixed use development containing 8,355m^2 of commercial office space, a registered club, a 114 room motel and a 236 room hotel. The development consists of 3 buildings / towers, the 4.5-5 star hotel at the Crown Street frontage, the office building in the middle and the club and motel at the Burelli Street frontage. The approved development has a building height of 16m on the Burelli Street frontage stepping up to 32m and 55m (15 stories, including the ground floor) on the Crown Street frontage (Table 1 and Figure 1). The approved hotel building exceeds the 48m height of building control by 7m (2 stories) but is lower than an extension of the sun plane protection line. The approved buildings will overshadow a small portion of MacCabe Park, in the vicinity of the Integral Energy Building.

Figure 1: Section of approved development (DA-2023/767)



On 25 February 2025 Development Application DA-2024/870 was approved for demolition of the City Diggers Building and David Jones car park and bulk excavation earthwork. This demolition work is currently occurring, with the car park demolished and the club building currently being demolished.

In July 2025 a modification to DA-2023/767/A was lodged seeking to modify the carparking, lift/stair core, inclusion of gym, changes to subdivision, changes to floor plans, rearrangement of roof and façade amendments. The application seeks to increase the commercial office floor space to 11,490m^2 and reduce the number of motel rooms to 88, with no change to the approved building height or number of hotel rooms (Table 1). This modification application is under assessment.

On 28 July 2025 Council resolved to close and sell part of Globe Lane and part of Globe Way

Wollongong Tourism Accommodation Strategy

On 24 February 2025 Council adopted the Wollongong Tourism Accommodation Strategy which proposes a Planning Proposal be prepared to implement a range of measures to incentivise the retention of existing hotels and encourage the provision of new accommodation offerings. The Strategy proposes a 30% height and floor space bonus for 5-star or equivalent hotel accommodation in the E2 Commercial Centre zone. The 30% bonus is equivalent to the States's 30% bonus for residential developments that include 10-15% Affordable Housing for 15 years.

The strategy also proposes the option of seeking an increase to site-specific planning controls for 5-star or equivalent hotels with more than 200 rooms in the City Centre, subject to design excellence.

The City Centre Planning Proposal is proposing to progress the 30% bonus for 5-star or equivalent hotel accommodation in the E2 Commercial Centre zone, which is being progressed through a separate report being considered on 27 October 2025. This report considers a Planning Proposal request that seeks a site-specific change that is more than the 30% bonus for a 5-star or equivalent hotel.

A Planning Proposal to implement the other Tourism Accommodation Strategy recommendations is in preparation for separate reporting to Council. The amendments to the Wollongong DCP 2009 – Chapter E3 Car Parking were exhibited in March to April 2025 and adopted on 26 May 2025.

PROPOSAL

In July 2025 a Planning Proposal request was lodged seeking to introduce a site-specific clause that, if approved, would enable a taller development that exceeds the sun plane control. The floor space ratio is also proposed to increase to 7.16:1. The proposal seeks to a enable approximately 13,000m^2 of commercial office space, 172 room motel and 262 room hotel with a proposed building height of 30m on the Burelli Street frontage, stepping up to 45m and 78.2m (20 storeys, including the ground floor) on the Crown Street frontage.

The increased height would enable a further modification to the development consent to be lodged for the increased development. The proposed increased building height would enable a building to overshadow part of MacCabe Park for part of the day. The shadows largely falling on the Integral Energy building (owned by Council) for the period 12-2 pm during the months of March – September. The shadows would not extend to the playground and would be less than the shadows already cast by the Integral Energy building.

Table 1: Comparison Table

	DA-2023/767 (approved)	DA- 2023/767/A Modification (under assessment)	Planning Proposal Request
Commercial office space	8,355m^2	11,490m^2	12,460m^2
Food services	795m^2	1,546m^2	1,534
Club	1,110m^2	1,185m^2	1,185 (no change)
Hotel rooms (4.5-5 star)	236	236 (no change)	262
Motel rooms (3 star)	114	88	172
Height of building – Crown Street	55m (15 stories)	55m (no change) (15 stories)	78.2m (20 stories proposed)
Height of Building – Burelli Street frontage	16m – 32m	16m – 32m (no change)	30m-45m
Floor space ratio	5.99:1	5.78:1	7.16:1

Figure 2: Proposed Height of Building change – Planning Proposal request



Figure 3: Proposed Height comparison

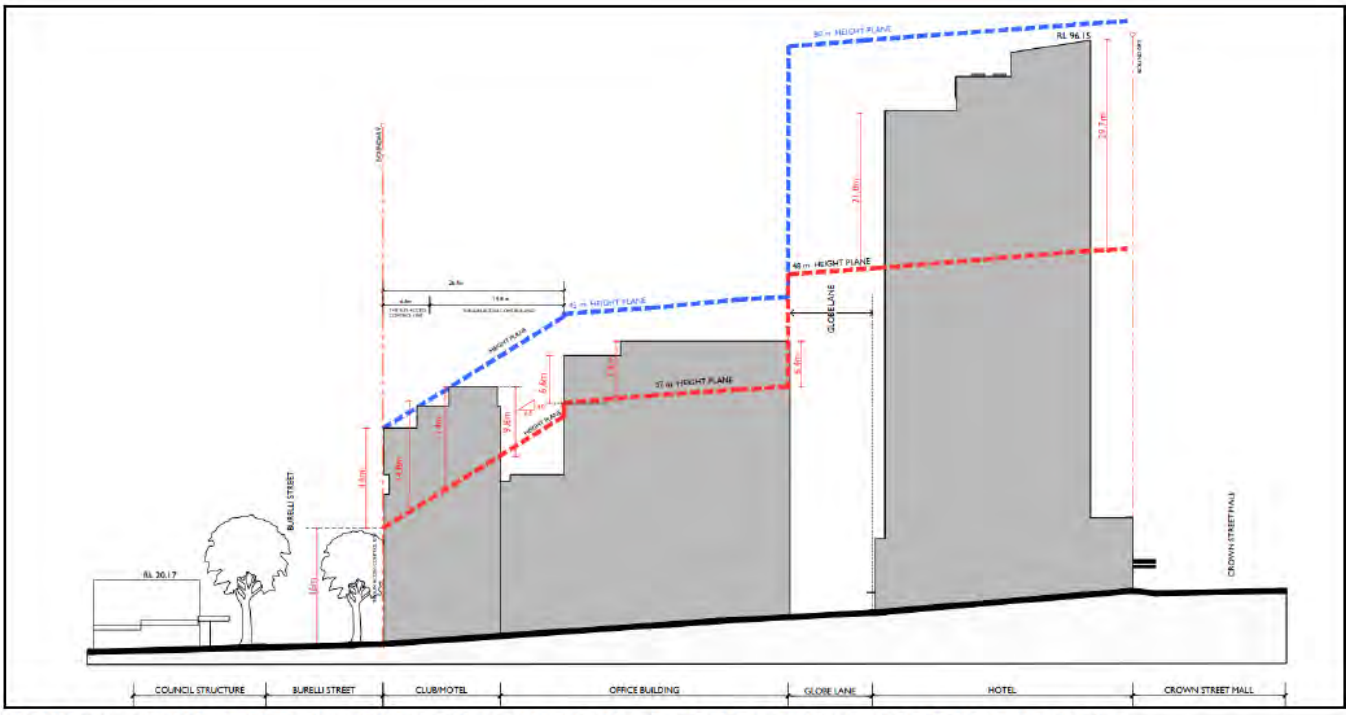


FIGURE 5 - ELEVATION OF INTENDED OUTCOME (SOURCE: ADM ARCHITECTS / JACKSON TEECE)

The proposed increase in height at the street wall on the Burelli Street frontage is 14m (from 16m to 30m) or a 87.5% increase. The proposed 45m height is a 40.6% increase above the 32 m height plane, and the proposed 78.2m height at Crown Street is a 62.9% increase on the 48m height limit (or 42.2% above the approved 55m building height and 25.3% above a 30% bonus height). The proposed increase in the hotel building is proposed to enable 5 additional floors containing an additional 26 high quality suites (4-6 per floor). The proposed extra height also enables the other floors to become slightly higher (3.2m floor to floor height).

The proposed 78.2m height is a significant increase on the current 48m height limit. The proposed development will enable a landmark building in the CBD core on the Crown Street Mall. The additional high-quality suites provides a higher level of investment that may further stimulate economic activity in its vicinity. The additional hotel and motel accommodation will also enhance the City's capacity to attract tourism, business events, and long-stay visitors, with associated economic benefits in employment, retail, hospitality, and services. While protecting MacCabe Park from overshadowing is of paramount importance, the additional overshadowing during 12-2pm in winter months largely impacts the existing Integral Energy Building with very minor additional impact in the corner of the Park.

A draft local site-specific clause has been proposed which would 'turn off' the height of buildings clause, floor space ratio clause, sun plane protection clause and replace with a site-specific provision. A local clause has been proposed, as opposed to a change in the Height of Buildings Map and Floor Space Ratio Map, to ensure the proposed amendment links to the 5-star hotel development and associated elements of the site concept and does not apply to any other development proposal, including a shop-top housing / residential development.

The Planning Proposal request also proposes to nominate the site as a Key Site, which will then be subject to the provisions of Wollongong LEP 2009 clause 7.18, relating to design excellence at key sites.

XX Use of certain land at 163-171 Crown Street and 80-82 Church Street, Wollongong

(1) This clause applies to the following land at Crown Street and Church Street, Wollongong -

(a) Lot 1 DP 505840,

(b) Lot 1 DP 621464,

(c) Lot 1 DP 60149,

(d) Lot 1 DP 53465,

(e) Lot 1 DP 548304,

(f) Part of Globe Way,

(g) Part of Globe Lane.

(2) Development for the purpose of a mixed-use development that involves hotel or motel accommodation is permitted with development consent if the height of buildings does not exceed:

(a) 80m on 163-171 Crown Street and part of Globe Lane for the purposes of a development predominately containing a 4.5-5-star or equivalent hotel, with more than 200 rooms, and

(b) where development consent is granted for development with a height allowed by subclause (2)(a) (prior to or concurrent with a proposal on other lots to which this clause applies):

(i) 30m at the Burelli Street street-wall frontage of 80-82 Church Street and part of Globe Way, increasing at an angle of 4.0/6.6 from the horizontal,

(ii) to a height plane of 45m on 80-82 Church Street and part of Globe Way,

for the purpose of a development predominately containing motel accommodation, registered club and office premises.

(3) Clauses 4.3, 4.4, 4.6(8)(ca), 7.18(4)(d) and 8.3 do not apply to development for the purpose of a mixed-use development that involves a 4.5-5-star or equivalent hotel accommodation and motel accommodation on the land to which this clause applies.

(4) This clause does not apply to any other types of development, including residential accommodation, on the land.



FIGURE 13 - PROPOSED KEY SITES MAP (SOURCE: ADM ARCHITECTS)

The submitted Planning Proposal request is supported by the following reports:

- Planning Proposal report – MMJ (June 2025 and updated October 2025).
- Economic Impact Assessment – HillPDA (August 2023 – originally lodged as part of the DA).
- Existing Height of Buildings Map.

- Existing Sun Plane Protection Map.
- Intended development Outcome – Architectural Plans – ADM and Jackson Teece (May 2025).
- Section AA Architectural Plan – ADM and Jackson Teece (May 2025).
- Shadow Analysis – ADM and Jackson Teece (May 2025).
- Visual Analysis – ADM and Jackson Teece (May 2025).
- Economic Impact Assessment (updated for the Planning Proposal) HillPDA (August 2025).

MacCabe Park

MacCabe Park is the Wollongong City Centre's premier park. Since the 1980s Council has been purchasing land on Burelli Street, Keira Street and Ellen Street to increase the size of the park to enable it to occupy the whole Burelli – Keira – Ellen – Church Street block. Two properties along Keira Street remain privately owned. On 28 July 2025 Council resolved to acquire 267 Keira Street, leaving one property to acquire.

As part of the 2025-29 Delivery Program and Budget, Council has allocated funds to prepare a MacCabe Park Master Plan in 20226/27-2027/28.

The Wollongong LEP 2009 contains a Sun Plan protection control that prevents buildings from overshadowing the Park, during the lunch period of 12noon-2 pm. Good solar access is a key contributor to the amenity of public spaces and streets, particularly during winter. Solar access to vegetation in parks and open spaces is also important to ensure its ongoing health and minimise the need to reactive maintenance and replacement of plants and turf. Planning controls should ensure sufficient sunlight access to key public spaces at all times of the year during key times in the day when the spaces are likely to be most utilised, such as lunchtime hours.

As the Wollongong City Centre continues to grow, there is an increasing need for quality public open space. As buildings get taller, there is potential for greater overshadowing of public spaces and parks from taller new development, which we are seeking to avoid/minimise.

As part of the preparation of a separate Planning Proposal for the Wollongong City Centre to be considered by Council on 27 October 2025, a revised Sun Access Plane protection control has been prepared which will change the affection of the control from just the immediate adjacent properties. The revised sun plane protection control is lower than the existing sun plane protection control at the Burelli Street frontage and the approved development. The submitted Planning Proposal request is inconsistent with both the current and proposed sun plane protection controls.

Existing situation: MacCabe Park is currently largely shadow free during most of the day. Existing development on the northern side of Burelli Street (City Diggers and the Gateway centre) do overshadow the northern part of the Park to a small extent in the winter months between the hours of 12:00pm (noon) and 2:00pm. Shadows are also cast by the buildings within the Park.

Approved development: The approved hotel/motel development would increase the overshadowing of the north-east corner of MacCabe Park in the vicinity of the Integral Energy Building during the months of May to July in the morning and between the key hours of 12:00pm (noon) and 2:00pm.

Planning Proposal: Overshadowing diagrams submitted with the Planning Proposal request (Attachment 5) show that the proposed development would overshadow MacCabe Park and the Integral Energy Building (owned by Council and used by Council offices). The additional shadow incurred to MacCabe Park would be most notable during the morning hours between 9am and 11am. Shadows cast after 11am would affect the north-east corner of MacCabe Park, occupied by the Integral Energy Building, its driveway, hardstand and small grassed area. If approved, the Planning Proposal would increase the overshadowing during the months of March to September between the hours of 12:00pm (noon) and 2:00pm.

Economic Impact Assessment

On 15 September 2025 Council endorsed the draft Wollongong Economic Development Strategy to be exhibited. The draft Strategy is on exhibition from 19 September to 6 November 2025. One of the 10 momentum building projects, in the draft Strategy is "7. *Attraction of more major events and tourism*

infrastructure, including new hotel supply". Increasing the Visitor Economy is one of the 8 target sectors focused on by the draft Strategy. The need for more hotel accommodation, especially 5-star hotel accommodation, is highlighted a number of times in the draft Strategy, reflecting the Tourism Accommodation Strategy.

The submitted Economic Impact Assessment (2023) was prepared to support development application DA-2023/767. It notes that the development has a value of $208 million and is estimated to provide 463 on-site construction jobs and 472 long term direct operational jobs.

In October 2025 an updated Economic Impact Assessment (dated August 2025) was submitted. This report estimates the additional economic and employment benefits of the Planning Proposal request (in addition to the approved development application), both during construction and future operation of the development. The report estimates that an additional development has a value of $33million and would generate an additional 66 construction jobs and 98 long term operational jobs.

The additional economic and employment benefits of enabling a higher landmark hotel that will contribute to the activation of the City Centre is supported. The development will increase overshadowing of the north-east corner of MacCabe Park during the key lunchtime period in the winter months, however this largely effects the location of the existing Integral Energy building.

Traffic Impact Assessment

A Traffic Impact Assessment was not submitted as part of the Planning Proposal request. Traffic reports were submitted as part of the development application and modification. The increased development will lead to likely vehicle and pedestrian movements.

If a Development Application (or modification) is lodged for the increased development am updated Traffic Impact Assessment would be required.

CONSULTATION AND COMMUNICATION

The development applications and modification were subject to separate exhibition periods.

To assist Council's plan-making decision, the Planning Proposal request was subject to preliminary notification (non-statutory) which occurred between 28 July 2025 – 18 August 2025.

The Planning Proposal request was advertised by:

- Notice in the Illawarra Mercury
- Letters to surrounding landowners
- Council exhibition webpage
- Emails to Neighbourhood Forum 5, Property Council of Australia – Illawarra, Destination Wollongong, Business Illawarra
- Emails to Transport for NSW, Sydney Water, DCCEEW and DPHI – Planning

Council's webpage received 171 views and 68 documents were downloaded and 7 comments were provided.

In total, 15 submissions were received which are detailed in Attachment 4 and summarised in the table below.

	Support	Opposed	Comment	Total
On-line	5	1	1	7
Emails	1	2		3
Destination Wollongong	1			1
Neighbourhood Forum 5	1			1
State Agencies			3	3
Total	**8**	**3**	**4**	**15**

The key issues in support of the Planning Proposal request were:

- The need for more hotel / motel accommodation.
- Taller buildings should be allowed in the City Centre.
- Proposal consistent with Council's Tourism Accommodation Strategy.

The key issues opposed to the Planning Proposal request were:

- Overshadowing of MacCabe Park and other properties.
- Over-development of the property – too tall, too bulky.
- Enable more residential development rather than hotel / motel accommodation to address the housing crisis.
- Need to improve pedestrian amenity.

If Council supports the preparation of a Planning Proposal, and the NSW Department of Planning, Housing and Infrastructure issues a Gateway determination, a statutory exhibition process will occur.

Wollongong Local Planning Panel

On 28 August 2025 the Wollongong Local Planning Panel considered a report on the Planning Proposal request. The Panel provided the following advice for Council's consideration:

1 *The Panel supports the desired benefits of additional tourism accommodation for the City, however this should not be at the expense of diluting the long-held position of protecting sunlight access to MacCabe Park.*

2 *The Panel notes that the site could still benefit from additional accommodation uplift through the proposed up to 30% bonus arising from Council's proposed Tourism Accommodation Planning Proposal while still complying with the existing and proposed sun access plane and the design excellence provisions of clause 7.18 of the Wollongong LEP 2009.*

3 *The Panel does not recommend to Council the Planning Proposal in its current form.*

4 *The Panel notes that the site has strategic merit for the provision of additional Tourism Accommodation but does not have site-specific merit particularly in relation to the sun access impacts upon MacCabe Park.*

Following receipt of the Panel's advice, the proponent reviewed the proposed height of development, but decided not to vary the Planning Proposal request, advising that they wished to proceed with maximising the number of hotel and motel rooms as originally proposed.

This report recommends that the Planning Proposal request be supported, in a modified form. It is acknowledged that the proposal would increase overshadowing of a portion of MacCabe Park largely occupied by Council's Integral Energy Building.

PLANNING AND POLICY IMPACT

Community Strategic Plan

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 3 – "We foster a diverse economy, and we value innovation, culture and creativity". It specifically delivers on -

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
3.10 Promote and support tourism opportunities through planning controls and infrastructure	Land Use Planning

Illawarra Shoalhaven Regional Plan 2041 (2021)

The Regional Plan consists of 4 themes and 30 objectives. Of relevance is:

- Theme 1 A productive and innovative region
  - Objective 1: Strengthen Metro Wollongong as a connected, innovative and progressive City
  - Objective 5: Create a diverse visitor economy
- Theme 3 A region that values its people and places
  - Objective 24: Support major events, public art and cultural activities

The Plan notes that for Wollongong City Centre, commercial activity is focused in and around Crown Street Mall and Burelli Street, which is a diverse place for retail, offices, tourism and cultural activities.

Wollongong Local Strategic Statement 2025 -2045

On 28 July 2025, Council adopted the Wollongong Local Strategic Planning Statement (LSPS) 2025-2045. The LSPS 2025–2045 sets out Council's 20-year land use planning vision for the LGA and strategic planning priorities with reference to a range of adopted supporting documents.

The LSPS 2025–2045 contains 12 planning priorities which align with and expand upon the matters for consideration under the Wollongong Planning Proposal Policy. Table 2 provides an assessment against the 12 planning priorities.

Table 2: Assessment against Wollongong LSPS 2025 - 2045

Strategic Planning Priority	Considerations	Response
Sustainable and resilient		
1 We rehabilitate and protect natural environments and ecosystems	Preservation and improvement of natural environments through the management and restoration of natural areas.	Not applicable – the site has been used for retail and commercial development for many years within the Wollongong City Centre.
	Conserve endangered ecological communities and threatened species.	Not applicable – the site does not contain any endangered ecological communities and threatened species.
	Coastal management, floodplain risk management and stormwater management.	Not applicable – the site is not mapped as flood prone or within the Coastal zone.
2 We are resilient to climate risks and environmental hazards	Ensure our urban areas are resilient, thrive in ideal conditions, adapt to change and survive and recover from extreme events to reduce the risks to our community from environmental hazards.	Not applicable to a single site
	Avoid intensification in flood-prone, bushfire-prone and coastal hazard areas and align with relevant guidelines and policies.	Not applicable – the site is not mapped as flood-prone, bushfire-prone or in a coastal hazard area.
	Support net-zero targets and renewable energy transition.	Not inconsistent

Strategic Planning Priority	Considerations	Response
3 We have access to green and healthy urban open spaces and streets	Provide and utilise green and healthy open spaces and streets to offset the impacts of urban heat island effects and improve amenity and community wellbeing. Ensure community access to high amenity natural and urban green space and utilise our existing open spaces and streets creatively to maximise urban greening and community recreation.	Inconsistent – the proposal does not propose any open space. The site is currently fully development and will remain so. Inconsistent – proposal will overshadow part of MacCabe Park, however impact is largely over the existing Integral Energy Building
Liveable and connected		
4 The natural, built and cultural context informs the design of places and buildings.	Respect the natural and cultural landscapes and environments with the Wollongong Local Government Area. Enable development which recognises and responds to environmental conditions, landscape character, heritage, and cultural values	Inconsistent – overshadows MacCabe Park, however impact is largely over the existing Integral Energy Building
5 We are growing our capacity for housing, so our community have access to diverse and high-quality homes in the future.	Strategic planning provides the ability to deliver diverse and high-quality housing to meet the needs of our growing community. Housing should be suitable at all price points and created with community well-being and sustainable development in mind.	Not applicable – the Planning Proposal request does not seek a residential outcome.
6 The network of Centres provides for the needs of our community	City, town and village centres meet the needs of the community and support creativity, economic growth, sustainability and social well-being.	Consistent – proposed tourism accommodation in City Centre
7 Transport options are safe, reliable and accessible	Transport networks enable a shift in transport modes from private vehicles to public and active transport to reduce greenhouse gas emissions, urban heat, travel times and poor health outcomes, while increasing social and economic participation and street safety. Land use and transport planning is integrated to ensure infrastructure is maximised to support growth in well serviced locations.	Not inconsistent Not inconsistent
8 The city reflects the creativity, history, identity of our people; invitees community participation, and contributes to a diverse economy	Enable development that responds to the cultural history of place and promotes ongoing engagement through restoration, interpretation and creative expression	Not inconsistent

Strategic Planning Priority	Considerations	Response
Productive and vibrant		
9 Employment generating uses are prioritised in Centres and Industrial areas.	Plan for employment generating uses to support local and regional employment enhance Wollongong's economy and provide goods and services to the community. Protect and retain diverse industrial land and enable its productivity and ability to cater to emerging industries. Support the role of existing and planned centres as defined through the Retail and Business Centres Hierarchy.	Consistent
10 The freight network is efficient, from international trade to the last mile	Ensure transport corridors link freight to ports, airports, retail centres and employment lands to promote economic and industrial growth. Freight Transport corridors should be resilient to environmental hazards and have appropriate capacity while avoiding incompatible land uses.	Not applicable
11 Port Kembla's industrial precinct and Port are a hub for economic growth, employment and innovation.	Recognise, retain, and promote the Port of Port Kembla and surrounds as an area of significant economic importance focused on employment generation in heavy industry, port operations and clean energy investment	Not applicable
12 The growing visitor economy celebrates natural and cultural assets.	Grow the visitor economy of the Wollongong LGA through attracting more major events and tourism infrastructure to increase visitation rates while caring for our natural and cultural assets.	Consistent – increased tourism accommodation

Council's Planning Proposal Policy 2022

The Planning Proposal request is consistent and inconsistent with Council's Planning Proposal Policy (2022). Council's preference is to review the planning controls for precincts or by issue, rather than site-by-site requests.

Council officers are preparing a separate Planning Proposal to implement the recommendations of the Tourism Accommodation Strategy.

The Planning Proposal Policy indicates that requests to rezone land or change development standards or permitted uses are generally not encouraged by Council and should only be submitted in the following circumstances:

Circumstance	Consistency
• Where land cannot be reasonably developed or used under the existing zoning or controls;	• Inconsistent – Council has approved a mixed use commercial development which includes hotel and motel accommodation on the site. However, the Planning Proposal request seeks to increase the scale of the development to provide additional hotel rooms.
• Where it is necessary to correct an error or anomaly (e.g. mapping);	• Not applicable
• Where there is a sound strategic argument for an amendment, based on consistency with: o Council's Strategic Plan Our Wollongong Our Future 2032, o the Regional Strategy – the Illawarra Shoalhaven Regional Plan 2041, o Council's Local Strategic Planning Statement (2020), o Wollongong Housing Strategy (2023), o Wollongong Retail and Business Centres Strategy (2023), o Wollongong Industrial Lands Review (2024), o or similar strategy or policy;	o Refer to separate assessment o Refer to separate assessment o Refer to separate assessment o Not applicable o Refer to separate assessment o Not applicable
• Where the proposed amendment is considered to be minor in nature, has strategic merit, and has been sufficiently justified;	• The proposal is not minor. • The proposal has some strategic merit – aligned with the Tourism Accommodation Strategy. • The proposal has been partially justified.
• Where development of land in accordance with the existing zoning would not be in the public interest.	• Not applicable

The Planning Proposal Policy indicates that the following Planning Proposal requests will generally not be supported by Council:

Circumstance	Consistency
• requests that are not supported by an endorsed local or regional strategy, plan or policy and are considered speculative;	• Not applicable – request is consistent with the Tourism Accommodation Strategy
• the rezoning of single properties to increase housing density;	• Not applicable
• increasing housing in the Illawarra Escarpment, except where implementing an adopted strategy	• Not applicable
• permitting housing within C2 Environmental Conservation zoned land or increased housing in C3 Environmental Management zoned land;	• Not applicable

Circumstance	Consistency
• proposing development in floodway and high hazard areas, and/or permitting a significant increase in dwelling density of land within the flood planning area, and for areas between the flood planning area and the probable maximum flood;	• Not applicable
• proposing the loss of employment or industrial land;	• Not applicable
• proposing the linear expansion of town centres;	• Not applicable
• requests that will result in land uses or development intensification that is beyond the capability of the land or incompatible with important environmental values and/or constraints; and	• Not applicable
• requests that will result in unacceptable demands on utilities and services, such as sewerage, water, electricity, transport etc.	• Not applicable

The Planning Proposal Policy indicates that it is necessary to prioritise the processing of planning proposal requests to ensure those providing the greatest public benefit are given preference over those serving individual interest or are of limited benefit to the greater Wollongong community. As a guide, the following planning proposal requests are given priority:

Priority	Consistency
• Contributes to economic growth and promotes sustainable practice;	• Consistent
• Significant employment generating development;	• Consistent
• Provision of high quality, appropriately located housing accessible to the broader and lower income community;	• Not applicable
• Education, medical or community facilities and services;	• Not applicable
• Commercial or retail development in accordance with an adopted Council or State Government strategy;	• Consistent with the Economic Development Strategy (2019) and Tourism Accommodation Strategy (2025)
• Preservation and conservation of the environment;	• Not applicable
• Reducing an identified conflict between incompatible land uses;	• Not applicable
• Improving tourism opportunities	• Consistent
• Implementing endorsed Council Strategies or Concept Plans (e.g. West Dapto Amendments).	• Consistent with implementing part of the Tourism Accommodation Strategy

Wollongong City Centre Urban Design Framework 2020

The Wollongong City Centre Urban Design Framework was adopted in September 2020.

In December 2020, Council deferred the Wollongong City Centre Planning Strategy, Planning Proposal and draft DCP chapter requiring additional investigations to be undertaken, including the Retail and Business Centres Strategy (2023) and City Centre Access and Movement Strategy (draft exhibited).

A revised City Centre Planning Proposal is being reported to Council in this same business paper on 27 October 2025. The Planning Proposal will include some of the Tourism Accommodation Strategy

recommendations related to the City Centre, including the proposed 30% height and floor space bonus for hotel and motel accommodation in the E2 Commercial Centre and MU1 Mixed Use zones.

The Planning Proposal request is inconsistent with the proposed City Centre Planning Proposal, as it seeking additional height, floor space and will overshadow part of MacCabe Park, largely over the existing Integral Energy Building.

Economic Development Strategy 2019

The strategy notes the need to attract more major events and build supporting tourism infrastructure, including more beds.

> *Action 5.5 is Undertake a Tourism Lands Review in order to investigate the use of tourism-specific zoning on key coastal sites to ensure the provision of sufficient beds in Wollongong to support a growing visitor economy*

The Wollongong Tourism Accommodation Discussion Paper and Wollongong Tourism Accommodation Strategy completed this action.

The draft Economic Development Strategy 2025-2035 was endorsed on 15 September 2025 and is currently on exhibition. The draft Strategy notes the importance of the visitor economy, identifies the attraction of events and hotel accommodation as one of 7 momentum building projects and notes the need for more hotel accommodation in the City Centre.

Wollongong Tourism Accommodation Strategy 2025

The Strategy has been discussed earlier in this report.

A separate Planning Proposal will be prepared to implement the recommendations of the strategy more broadly across the LGA. Actions relevant to the City Centre will be progressed through the City Centre Planning Proposal (ie 30% bonus) and draft DCP chapter (i.e. car parking).

FINANCIAL IMPLICATIONS

There are no financial implications arising from this Planning Proposal request.

CONCLUSION

A Planning Proposal request has been lodged and assessed for 163-171 Crown Street and 80-82 Church Street, Wollongong to increase the maximum Height of Buildings limit and Floor Space Ratio for a mixed-use development that includes Hotel and Motel Accommodation. The site is the location of the former David Jones Building and car park and City Diggers club. A mixed-use commercial building that includes a hotel and motel has been approved to be constructed on the site.

The Planning Proposal request seeks to permit a taller commercial development, containing a 4.5 – 5-star hotel and 3-star motel, office premises and a registered club. The Planning Proposal would result in the overshadowing of part of MacCabe Park occupied by Council's Integral Energy Building during the lunchtime period (12 noon – 2pm) between March – September.

In assessing the proposal, the strategic and site-specific merit of increasing the permissible building heights for the proposed 4.5-5 star or equivalent hotel have been considered. This element of the proposal has strategic merit as it is consistent with Council's Tourism Accommodation Strategy and is recommended for support.

In supporting the height increase for the hotel component, the higher shadow line also provides an opportunity to increase the amount of commercial office space and motel accommodation that form part of the overall development without additional overshadowing impact. While not the primary purpose of the amendment, this would also provide additional 3-star motel accommodation and commercial / employment opportunities.

It is recommended that Council support the preparation of a Planning Proposal and progress it to exhibition for further community input.

wollongong
city of innovation

Planning Proposal Location Map

Subject Site



Folder: K:\CST\Arcgis\1 Planning Proposals\1 PP_ArcGISPro\The Globe\

Name: The Globe Location

Drawn: H. Jones	
Date Printed: 10-10-25	
Scale: 1:1,500	

0 40
Meters

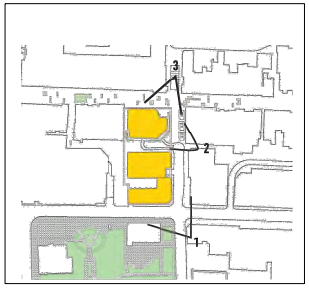

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Planning Proposal
LEP2009
Zone
Map
Subject Site
E2 Commercial Centre
RE1 Public Recreation
SP2 Infrastructure
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40
Meters
E2
SP2
KEIRA STREET
COURT LANE
CROWN STREET
GLOBE LANE
Wollongong
SIMPSON PLACE
BURELLI STREET
CHURCH STREET
RE1


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Planning Proposal
LEP2009
Height Of Building
Map
Subject Site
02 16
S 24
U2 32
X 48
AA1 60
AB 80
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40
Meters
AB
KEIRA STREET
O2
COURT LANE
U2
AA1
CROWN STREET
GLOBE LANE
Wollongong
X
U2
SIMPSON PLACE
BURELLI STREET
S
CHURCH STREET
S


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Planning Proposal
LEP2009
Sun Plane Protection
Map
Arts Lawn 9-3pm, 21 June
Church Street Mall, 11-1pm, 21 June
Civic Square 11-3pm, 21 June
Crown Street Mall 12-2pm, 21 June
MacCabe Park 12-2pm, 21 June
Market Square 12-2pm, 21 June
Pioneer Park 12-2pm, 21 June
Sites affected by sun plane controls
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Drawn: H. Jones
Date Printed: 27-06-25
Scale: 1:6,000
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190
Meters
Market Square North
Market Square North
Civic Square
MacCabe Park - Burelli Street
MacCabe Park - Keira Street
Pioneer Park
Wollongong
1
2
3
4
5
6
7
VICTORIA STREET
SMITH STREET
MARKET STREET
CROWN STREET
GLOBE LANE
COURT LANE
CROWN LANE
RAWSON STREET
SIMPSON PLACE
TOWN HALL PLACE
BURELLI STREET
STEWART STREET
GEORGE STREET
ELLEN STREET
BANK STREET
GLEBE STREET
KEIRA STREET
CHURCH STREET
THOMAS STREET
YOUNG STREET
BELMORE STREET
REGENT STREET
RICHARDSON LANE
RAILWAY PARADE
STATION STREET
LANE 137
LANE 136
LANE 139
COOMBE STREET
MOORE LANE
QUEENS PARADE
MARKET PLACE
IMAL STREET
WILSON STREET
HINTON STREET
PARKSIDE AVENUE
HARBOUR STREET
ATCHISON STREET
AUBURN STREET
KENNY STREET
EVANS STREET
KEMBLA STREET
BEATSON STREET



1. BURELLI/ CHURCH STREET CORNER



ARTIST IMPRESSION 01



2. GLOBE LANE /CHURCH ST. CORNER



3. CROWN STREET MALL CORNER

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	initials	chkd
P1	09-05-25	ISSUED FOR CONSULTANTS		
E	-.05-25	ISSUED FOR SA.55		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		

sign date

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CO-ORDINATION OF WORKS - These drawings are to be read in conjunction with all other Consultant's documentation and any other relevant conditions.
NOMINATED ARCHITECT - The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

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Nominated Architects:
Damian Bentley (#10), John Cox (#792), Daniel Hudson (#3731)

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Project
PROPOSED 3-STAGE MIXED USE DEVELOPMENT COMPRISING OF HOTEL, OFFICE, MOTEL AND CLUB OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

scale	NTS
date	MAY 2025
drawn	MJ , SJ , HR , CA
chkd	ADM
drawing	DEVELOPMENT APPLICATION ARTIST IMPRESSION 01
Project No.	2021-15B
Drawing No.	A-024
issue	P1



01.CROWN STREET MALL (LOOKING EAST TOWARDS SUBJECT SITE)



02.GLOBE LANE (LOOKING EAST)



ARTIST IMPRESSION 02

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	initials	chkd
P1	09-05-25	ISSUED FOR CONSULTANTS		
E	-05-25	ISSUED FOR SK55		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		

sign date

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CO-ORDINATION OF WORKS - These drawings are to be read in conjunction with all other consultant's drawings and specifications and all relevant conditions.

NOMINATED ARCHITECT: The nominated Architect for ADM Architects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

adm ARCHITECTS
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JACKSON TEECE

Project
PROPOSED 3-STAGE MIXED USE DEVELOPMENT COMPRISING OF HOTEL, OFFICE, MOTEL AND CLUB OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

scale	NTS
date	MAY 2025
drawn	MJ , SJ , HR , CA chkd ADM
drawing	DEVELOPMENT APPLICATION ARTIST IMPRESSION 02
Project No.	2021-15B
Drawing No.	A-025
issue	P1



HOTEL SKY BAR

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	initials	chkd
P1	09-05-25	ISSUED FOR CONSULTANTS		
E	-.05.25	ISSUED FOR S4.55		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		

sign date

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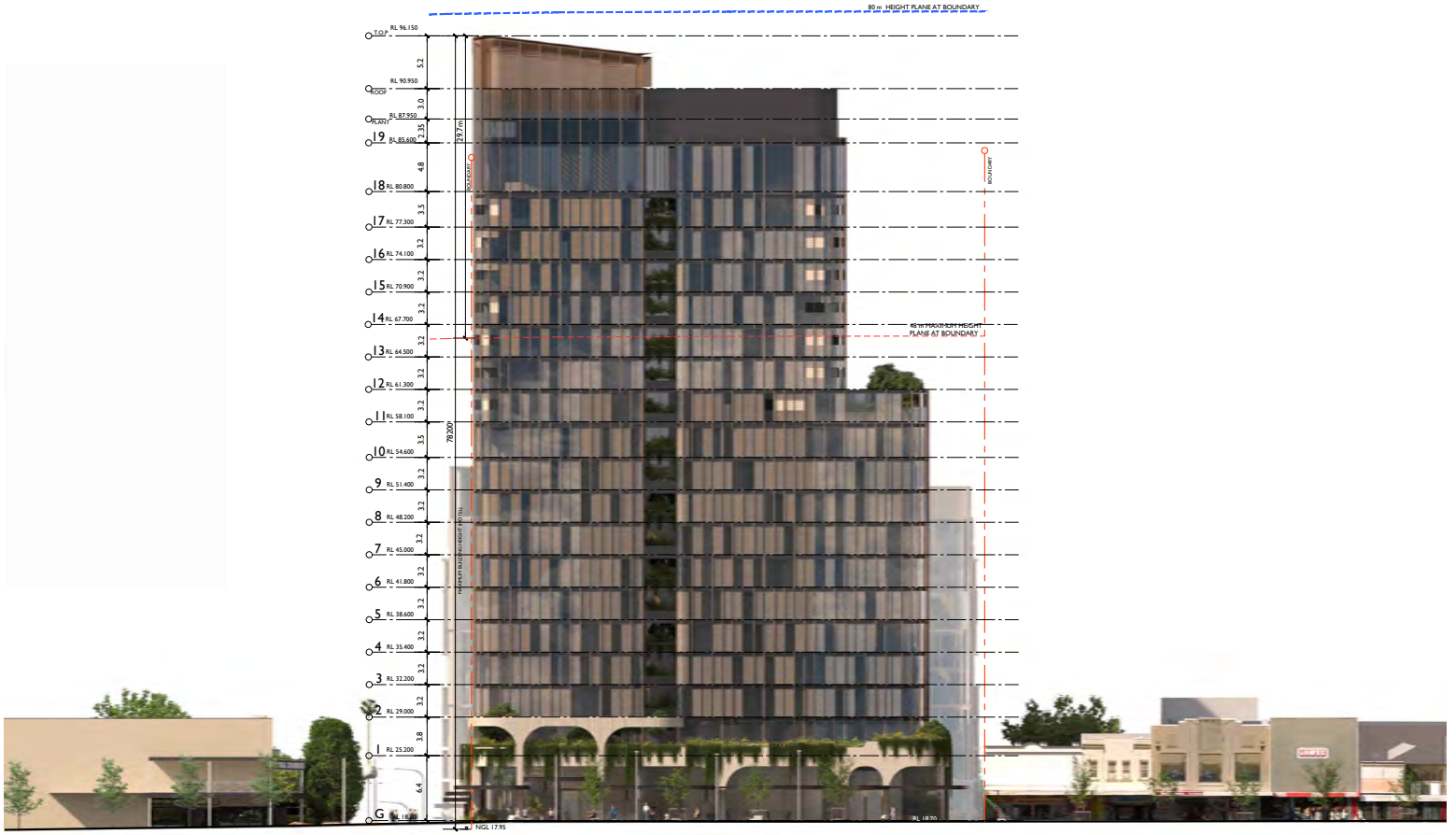
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for
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at
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scale	NTS
date	MAY 2025
drawn	MJ , SJ , HR , CA chkd ADM
drawing	DEVELOPMENT APPLICATION ARTIST IMPRESSION 03
Project No.	2021-15B
Drawing No.	A-026
issue	P1



NORTH ELEVATION
CROWN (MALL) STREET ASPECT

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	initials	chkd
P1	09-05-25	ISSUED FOR CONSULTANTS		
E	03-12-24	REISSUED FOR DA		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		

sign date

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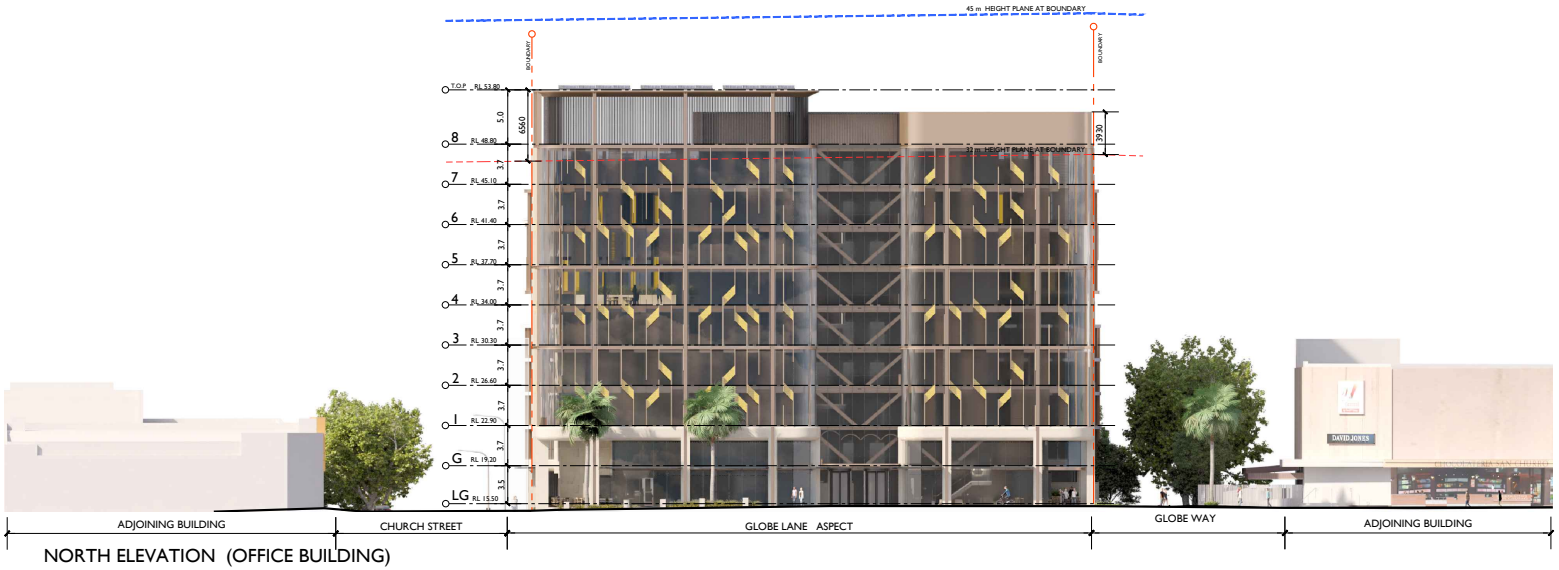
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JACKSON TEECE

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for
171 CROWN PTY LTD
at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

scale	1:200 @ A1 1:400 @ A3
date	MAY 2025
drawn	MJ , SJ , HR , CA chkd ADM
drawing	DEVELOPMENT APPLICATION NORTH ELEVATION 01
Project No.	2021-15B
Drawing No.	A-201
issue	P1



NORTH ELEVATION (OFFICE BUILDING)
GLOBE LANE ASPECT



NORTH ELEVATION (MOTEL)

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	initials	chkd
P1	09-05-25	ISSUED FOR CONSULTANTS		
E	03-12-24	REISSUED FOR DA		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		

sign date
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for
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at
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scale	1:200 @ A1 1:400 @ A3
date	MAY 2025
drawn	MJ , SJ , HR , CA chkd ADM
drawing	DEVELOPMENT APPLICATION NORTH ELEVATION 02
Project No.	2021-15B
Drawing No.	A-202
issue	P1



EAST ELEVATION
CHURCH STREET ASPECT

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	initials	chkd
P1	09-05-25	ISSUED FOR CONSULTANTS		
E	03-12-24	REISSUED FOR DA		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		

sign _____ date _____

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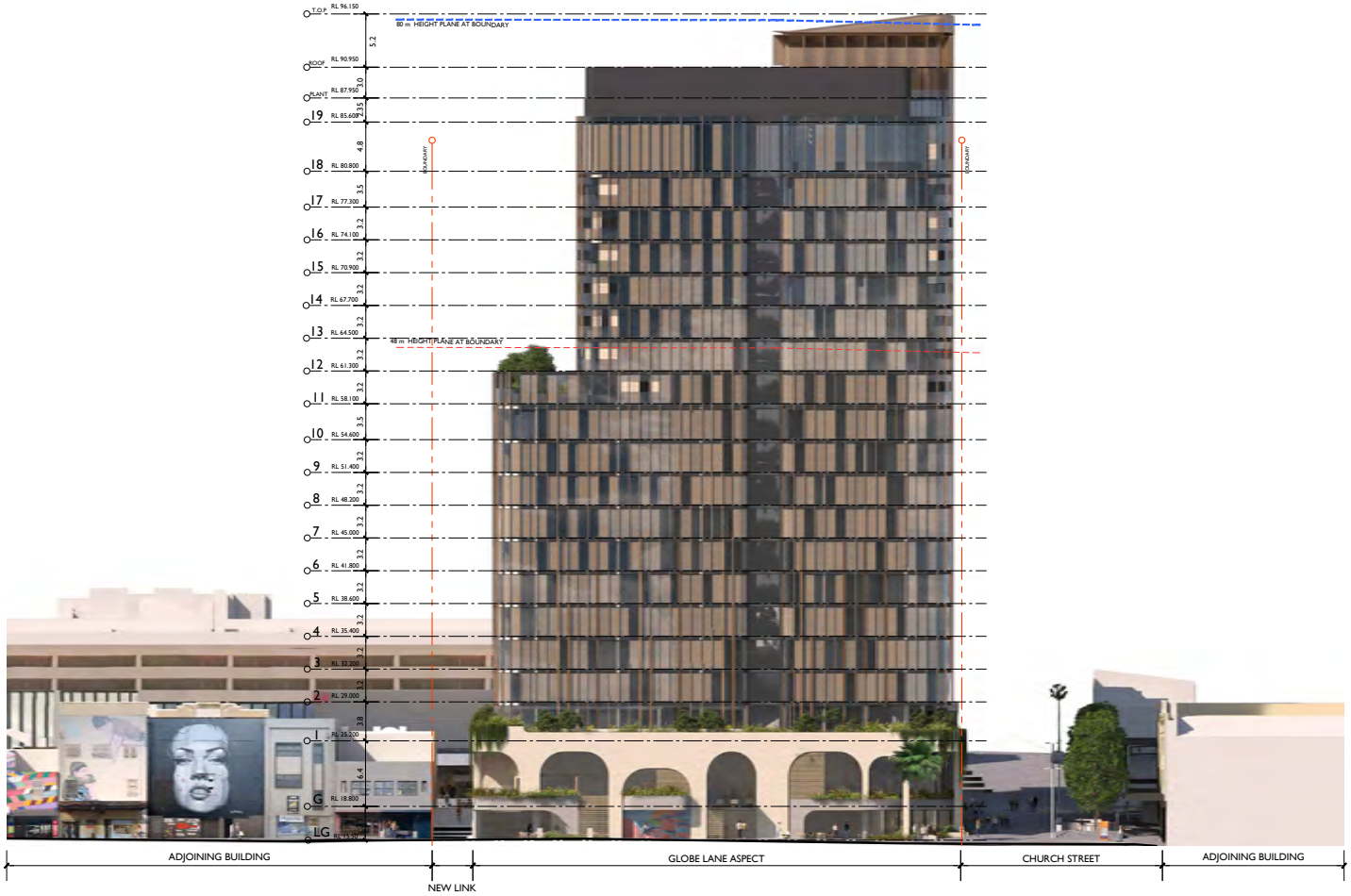
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for
171 CROWN PTY LTD
at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

scale	1:200 @ A1 1:400 @ A3
date	MAY 2025
drawn	MJ , SJ , HR , CA chkd ADM
drawing	DEVELOPMENT APPLICATION EAST ELEVATION
Project No.	2021-15B
Drawing No.	A-203
issue	P1



SOUTH ELEVATION (HOTEL)
GLOBE LANE ASPECT

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	initials	chkd
P1	09-05-25	ISSUED FOR CONSULTANTS		
E	-.05-25	ISSUED FOR S4.55		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
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for
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at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

scale	1:200 @ A1 1:400 @ A3
date	MAY 2025
drawn	MJ , SJ , HR , CA chkd ADM
drawing	DEVELOPMENT APPLICATION SOUTH ELEVATION 02
Project No.	2021-15B
Drawing No.	A-205
issue	P1



WEST ELEVATION
GLOBE WAY ASPECT

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	initials	chkd
P1	09-05-25	ISSUED FOR CONSULTANTS		
E	03-12-24	REISSUED FOR DA		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
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for
171 CROWN PTY LTD
at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

scale	1:200 @ A1 1:400 @ A3
date	MAY 2025
drawn	MJ , SJ , HR , CA chkd ADM
drawing	DEVELOPMENT APPLICATION WEST ELEVATION
Project No.	2021-15B
Drawing No.	A-206
issue	P1

Planning Proposal PP-2025/5 - 163–171 Crown Street and 80–82 Church Street, Wollongong

To assist Council's plan-making decision, the Planning Proposal request was subject to preliminary notification (non-statutory) which occurred between 28 July 2025 and 18 August 2025.

Council's webpage received 171 views and 68 documents were downloaded and 7 comments were provided. In addition, 8 emails were received.

	Support	Opposed	Comment	Total
On-line	5	1	1	7
Emails	1	2		3
Destination Wollongong	1			1
Neighbourhood Forum 5	1			1
Agencies			3	3
Total	**8**	**3**	**4**	**15**

On line comments

	Comment
1.	I'm not entirely opposed to high-rise in Wollongong. Planning decisions during the 70's and 80's pretty much stuffed out CBD so some high-rise can't make it much worse, however the high-rise and streetscaping along both sides of Corrimal Street between Crown Street and Burelli Street are a good example of what not to do. For pedestrians these streets are cold, shaded, windy and barren. If the proposed development of the Globe Hotel site is allowed to increase its height can Council please insist on pedestrian-friendly and green streetscaping, perhaps with more public art, so that the area has some life and amenity?
2.	Wollongong is rapidly falling behind its comparable locations due to its dated economic outlook, dilapidated shopping precincts, frequency of for lease signs, struggling businesses, poor demographic entry to Wollongong's CBD via train line, graffiti... an upgrade is necessary. Wollongong is in grave need to approve hotel/motel accommodation and more accommodation in general, to entice tourism. At present, there are very limited temporary accommodation opportunities, so yes, approve the increase of building height and support these business interests. Although, I cannot see the practical reasoning to approve any additional commercial spaces considering Wollongong is sitting at an est 15% commercial vacancy rate, which is 10% above recommended. Wollongong does not need any more commercial spaces, rather in desperate need of communal recreational precincts ie cinemas, splashpark, playgrounds in the heart of town, tennis courts, basketball court, public heated pool, etc. For far too long Wollongong has relied on its natural beauty but spaces are under utilised, with aimless green & concrete spaces that have limited functional use. Compare Wollongong to the colourful foreshores of Townsville, the busy streets from Palm Beach to South-Port, the vibrant Kiama, and more recently the seaside escape, Shellharbour! It is shocking to me that Campbelltown was once viewed as the poor city but now Wollongong is becoming a joke among the millennials particularly, with Camden/Campbelltown offering mixed demographic recreational spaces in key CBD locations and hence, main streets are bustling into the night with businesses surviving longer term... no longer is Wollongong a regular outing commute for neighbouring towns creating a downturn in numbers. I am a millennial, well travelled as a single, couple & family, and it is disappointing to hear/see Wollongong's attraction to reside is

	Comment
	becoming lost due to the excitement in other cities, the lack of focus on CBD urbanisation, the increased crime rate, low business attraction and an overall poor visualisation. I encourage to embrace making Wollongong great again for all generations now and to come, to investigate & clone what other resting beachside cities across Australia are doing well in comparison to Wollongong because the lack of action in this regard with eventually leave Wollongong behind.
3.	I strongly support this to have taller buildings at Globe Lane. The shadowing diagrams looked fine - not touching the park from about 11am on the solstice, (just hitting the building roof on the north east corner for a few more hours). More hotel and commercial space here means less needed elsewhere, addressing our regions dire unmet demand due to restrictive council planning settings. Please approve.
4.	Yes approve. Remove requirement for hotel rooms and allow more housing. There's a housing crisis
5.	In support. We need more height in Wollongong to keep it relevant as a growing city into the future. Please continue to push for more height wherever possible!
6.	I disagree with the proposal. The density is too great, and the proposed footprint and height of the building are not suitable for this site.
7.	I think it is sensible and well thought out and provides a much needed service to our city. This is a generational development and one that we should maximise for the benefit of our city.

Emails / letters

	Comment
8.	I am the sole director of a nearby Burelli Street property and am writing a letter in support of the rezoning request lodged for 163-171 Crown Street & 80-82 Church Street Wollongong. The western end of Burelli Street is long overdue for capital investment and upgrading, it is the gateway between the train station and the beach. The application to increase the height limit, to include more hotel accommodation is much needed for the area and the region. Wollongong has lost a number of hotels over the last decade, and developers are continuing to build residential units over hotels. Having had discussions with the consortium behind The Globe project, and been given the opportunity to review the plans for the site, my personal opinion is that the height limit doesn't make sense on the this site, as the trees on the street shade the park more. (And I think I speak for most, when I say, the trees are a beautiful element of the street). Additionally the shading is really only over the footpath, and a very small part of the corner off the park. The Globe project, adds a much needed connection between the park, the mall and the traffic moving from the train station to the beach. The extra height on the building means more tourist and travellers will be able to experience this location bringing much needed foot traffic through the city.

	Comment
	I support and encourage the council to approve this planning proposal and also commence the much needed activation of the MacCabe Park.
9.	I am writing as a commercial land owner whose building is in close proximity to this proposal, on the corner of Crown Street and Globe Lane with 5 long standing retail tenancies, to object to this proposed planning request which seeks to raise the building height of all of it's buildings to 30m in its Club/Motel (on the corner of Burelli and Church Street), 45m in its Office building (facing Church Street) and 80m in it's hotel building facing Crown Street Mall (unsympathetically in a surrounding area where mostly 2 storey buildings exist) as well as to remove a sun plane control which will collectively diminish amenity along the street in all surrounding areas causing a major impact on the local economy, employment, future investment and land usage which is in no way "minor in nature" as claimed by the applicant. On the outset, it is important to mention that this development has already deviated multiple times from the original plan, in a determined quest by the developer to increase their floor area and capital gain of their land holding and they have achieved significant concessions and benefits from Council already by: not complying with planning laws properly which has resulted in a reduction in street activation in a primarily retail area (via a lack of clear glazed active windows along all street frontages) and, by being given public land in Globe Lane and in Globe Way for private benefit at huge losses to the public and surrounding rate paying investors who relied on it as an actively open and usable thoroughfare (and for trade parking) and, now, they seek to carelessly deplete public amenity further at street level by increasing its private footprint by an additional 4645m2 for commercial office space and by 58 rooms in its motel and 26 rooms in it's hotel when this is not needed and will cause havoc along all surroundings. My tradesmen used to be able to park in Globe Lane to undertake repairs and maintenance to my landlocked building in Globe Lane which was essential when they couldn't fit in nearby car parks or they had to work beyond car park opening hours to maintain my building and now, while drop off and pick up will be permitted to my site, there will still be no where for them to park which makes undertaking these jobs impossible in this development to access tools and materials which will result in neglected buildings and this has been overlooked and needs to be addressed. I also ask Council to be cautious in assessing the supporting documents submitted for this development by the developer in this further proposal as I note this developer has submitted questionable arguments in evidence which they have included to influence their desired outcome and which they directly state may include incorrect information, estimates and assumptions in their disclaimer. Furthermore, this proposal's claim to support and enhance a vibrant streetscape is false as all it's buildings lack any openly visible retail character and clear glazed continuity along all it's street frontages where pedestrians would feel engaged and motivated to see and search beyond their buildings or to meander along its streetscape. This is of crucial significance as this development is seeking to increase it's capacity across all buildings by over 30% in an established retail area which has worked hard to overcome lost pedestrian traffic from other mixed use buildings nearby. This style of development is always designed to be inwardly active to contain and isolate its users to avoid escape spending and so permitting any increase in it's

	Comment
	capacity will undeniably drive existing street level pedestrians within it and reduce activity and business on the street impacting the streetscape negatively. This creates a growing problem at street level as it causes it to become more inactive which increases risks of unsightly behaviour, malicious damage and economic and employment decline in street level businesses and along the streetscape. Another major concern with this proposal is that the increased heights of these broad buildings will create increased shadow, winds and a lack of light on all surrounding streetscapes which will discourage pedestrian movement along all street fronts as those areas feel darkened, cold and unpleasant and, the taller the building, the faster the wind accelerates around their base at pedestrian level. A 40 to 80m building is said to drive pedestrian activity off the street due to the wind tunnel effect that it causes because tall buildings accelerate and redirect wind downwards around the base of buildings which then increases wind speeds, gusts and uncomfortable and even dangerous conditions for pedestrians. This is of particular concern during winter and cooler days where pedestrians are impacted by this at least 130 days per year (as recorded last year) causing unreasonable discomfort to them and considering that Crown Street Mall already feels huge coastal wind gusts, it is clear that the buildings in this development should then NOT be increased in any way especially not the building facing Crown Street Mall or on the other side of Globe Lane. Increasing these unpleasant elements will also convert all walking transport corridors of Crown Street, the new link, Globe Lane and Globe Way into unwalkable spaces reducing the city's connectivity and permeability permanently and as such will de-activate the city. The huge bulk and scale of any increased building height will also make the area feel uncomfortable at street level as the proposed increased heights will create a towering impact on a well lit streetscape that has only 2 storey buildings surrounding it. The proposed increased heights are ridiculously excessive and will block natural light reaching surrounding areas at street level which may also cause residual problems of moss growth, etc and other decay on public pavers, etc (e.g at the top of Globe Lane and in Globe Way where this would become a dangerous slip hazard to passer-byes as both areas slope and are heavily used thoroughfares). The building design is also not contextually appropriate being of a completely different character and vastly excessive in height and bulk to its surroundings. In its currently approved state, this development is still mammoth, standing at a huge 55m facing Crown Street Mall (towering next to mostly 2 storey retailers), 32m facing Church Street and 16m facing Burelli Street on a sloped block that adds over 7m in appearance from the south as the street declines facing MacCabe Park. So, in its presently approved form, this development is already iconically visible and will attract much attention from afar without having to raise it's height any further which will still result in negative impact on the street but at least less so at presently approved heights. This development, has already been granted many additional public land concessions because of it's promise to reactivate a previously underutilised site so further height allowances should not be necessary especially when they will cause such catastrophic harm to its surroundings. Council also needs to consider that supporting street level pedestrian amenity also supports street level business and that helps to maintain security and an attractive

	Comment
	streetscape which all collectively stimulates tourism, investor interest and trade in the city and this current proposal actually undermines that future. As currently approved, this development will more than meet future tourism demands, which the developer even recognised, as they barely proposed increasing their hotel room numbers and they have in no way catered to increasing any car spaces to cater for their proposed motel room increases suggesting that these increases are ingenuine and are most likely tokenistic to mask their real goal to increase their commercial office space by 4,645m2 which will return them a higher return on their investment despite it creating an unsightly and unmanageable burden on the surrounding public and surrounding businesses. Commercially, this developer questionably claims that an increase in it's office footprint in the city will meet the needs of growing industries in the area but the reality is that most of the industries that were quoted would never lease high-end executive office space or otherwise use such sites (especially without significant parking) and that is apart from the fact that Wollongong has for many years experienced huge office oversupplies. So, is it fair then that this development is permitted to propose to increase it's office capacity (at huge losses to surrounding business and the public) only to misuse that benefit to steal that business from existing high-end office suppliers elsewhere in the city that already struggle to meet capacity, just because this development would be new? This does not make sense without a substantial increase in housing and parking at or near the site to feed a permanently increased need for more office space because temporary visitors staying at their motel or hotel can't permanently increase that need and Wollongong's trains are too infrequent and slow to increase substantial office traffic into the city and the bus network has for a long time been insufficient. I further note that the proposed development lies on flood prone land and that relates mainly to overland flow. This is of increased concern if all buildings increase in height as that adds to the overflow drainage burden at the sight and as approved is already far in excess of what was planned and capable in that area. Any further increase would exacerbate this concern and potentially create huge flows down Globe Way creating risky dangers for pedestrians. Lastly, I note the applicant has requested a change to Council's sun plane control. It is important in this regard to appreciate that Council eventually intends to transform MacCabe Park into a "mini Central Park" to increase interest and usability of the space and its connection to the city centre and this control helps to secure it from shadowing to feel inviting and pleasant at it's frontage facing Burelli Street. Whilst the area exposed to the shadowing at present may seem insignificant to the developer, it is of important significance to public users as it faces Globe Way and Church Street which is the Park's closest and most direct entry routes to the city centre and it is also within a frequently used bus stop that delivers the public into and from the city. These areas are crucial as they lead to essential infrastructure that are heavily used by the public. The park is a also a symbol of social, physical and mental well being that supports the public in Wollongong and is most often accessed from the area under the sun plane control and during the hours that is within the sun plane's protection and therefore this should be protected from shadow in order to keep that link inviting. This control should not be sacrificed to private enterprise as it would deteriorate that connection.

	Comment
	In conclusion, there is also much concern with Council permitting any further modification of this development to permit the excessive height increases requested and removal of the sun plane protection as that also becomes affective planning approval for future development deviations of that nature thereby removing similar protections that Council and the public have shaped together over much consultation which were designed to secure fair amenity for all as well as guarantee the functionality and beauty of the city as a place to work, play and rest in. I hope Council will consider the gravity of the concerns expressed and the negative long term consequences that the proposed increased heights of all buildings will have on all surroundings as well as how this proposal undermines pedestrian movement, amenity, safety, street activity and existing long term business and employment in the area as well as the impact of the additional shadows that removal of it's sun plane control will have on the community and reject this proposal.
10.	I object to the Planning Proposal I object to any impact on year-round sunlight on MacCabe Park. The Sun Plan protection control is a key strategy and should be reinforced, not diluted and thereby reducing utility of Council's long standing and continuing MacCabe Park investments. I regard the height increases as excessive - especially the 80 metres, more than twice the CBD 32m. Both original 350 rooms and proposed 434 rooms provide a substantial accommodation increase. Any 'bonus' height and/or FSR should be wholly applied to hotel/motel use.

	Organisation	Comment
11.	Destination Wollongong	Destination Wollongong supports the proposed increase in building height limit for the Church St development. Council's own Tourism Accommodation Review Strategy has endorsed a 30% bonus to building height and/or floor space ratio to encourage the development of additional hotel rooms. This is an early and significant case of these provisions instigating a proactive response from the market that helps address a critical commercial need of the city. Support of this modification would send a clear and positive message to the industry. It would be bemusing, to say the least, if Council did not support an initiative it is openly trying to encourage. Wollongong needs additional hotel rooms. As part of this process, Destination Wollongong has co-commissioned a Hotel Demand Survey with Wollongong City Council to identify the optimal accommodation mix needed, beyond The Globe development, and to provide industry with specific data and trends to help decision-making. Again, this study reflects the need in this sector, which will be under increased pressure with significant projects such as the

	Organisation	Comment
		Bluescope redevelopment, WIN Stadium precinct master plan, and a potential cruise terminal on the horizon. It is important to note Destination NSW's Visitor Economy Strategy Review was passed on the floor of parliament recently. It calls for an additional 40,000 rooms to be built by 2035, with 10,000 of these to come in regional areas. Wollongong is in a prime position to contribute meaningful numbers to this target and should position itself as an important ally in this quest. Economically, it is vital Wollongong - at the very least - holds share of the additional $65 billion in visitor economy spend by 2035 being targeted by the state government. A quarter of a per cent drop would result in a conservative $162.5 million loss for the city. If we do not act swiftly and progressively, there is a real chance this loss will occur. The modifications almost double the motel rooms compared to the current assessment (from 88 rooms to 174) and add an additional 26 rooms to the 5-star hotel, which is desperately needed in the CBD. Remembering this will take several years before becoming operational, we must plan for the future and make the most of this important CBD site. Limited overshadowing of MacCabe Park for a few hours a day is eminently manageable and a small price to pay, given the industry need, economic uplift and progressive positioning that Wollongong must strive for as a vibrant and accessible city.
12.	Neighbourhood Forum 5 (community group)	Support
13.	DCCEEW – Conservation Programs, Heritage & Regulation (CPHR) group	There does not appear to be any sensitive biodiversity at risk of significant impact by the proposal. We recommend Council consider the following if the planning proposal is to proceed: • the changes to McCabe Park sun access and the impact on the established local trees • any impacts to landscape design commitments in consent conditions e.g. viability of plantings due to changes to available sunlight. We note that the site falls within the Wollongong City (Gurungaty Waterway) Flood Risk Management Study and Plan (November 2015). The area of flood affectation is minimal and was addressed at DA stage. Council should assess any implication of the planning proposal (that will increase the number of people occupying the building) with the local flood characteristics and safety aspects.

	Organisation	Comment
14.	Transport for NSW	The proposed development has the potential to generate increased pedestrian and vehicular movements within the surrounding transport network. Council should ensure that the associated impacts are assessed and appropriately mitigated, given that Burelli Street forms part of a key public transport corridor. Should the proposal necessitate any modifications to existing signalised intersections, these changes must be clearly identified and justified as part of the assessment process. TfNSW approval is required for any modifications to signalised intersections
15.	Sydney Water	There should be water and wastewater capacity to service future modifications to the existing Development Application (DA-2023/767)



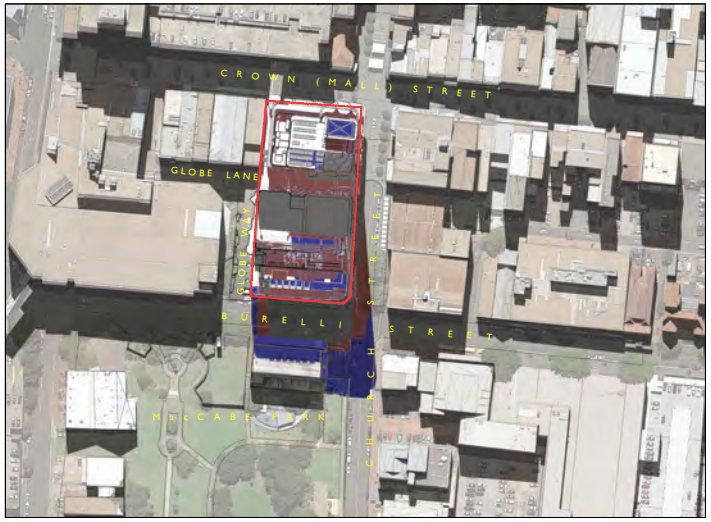
9am



10am



11am



12pm

SHADOW ANALYSIS
21ST OF JUNE

LEGEND

- SHADOWS CAST FROM EXISTING BUILDINGS
- INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
- INDICATES SHADOW CAST FROM PROPOSED BUILDING ENVELOPE

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	initials	chkd
P1	09-05-25	ISSUED FOR CONSULTANTS		
E	-.05.25	ISSUED FOR SK.55		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		

sign date

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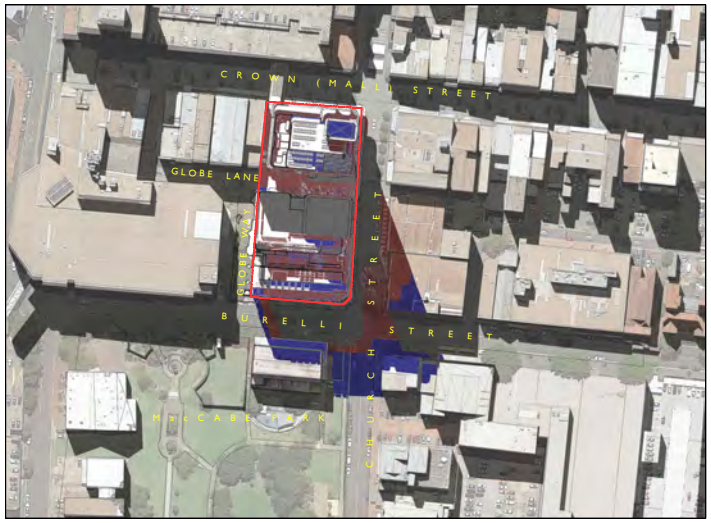
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JACKSON TEECE

Project
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for
171 CROWN PTY LTD
at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

scale	NTS
date	MAY 2025
drawn	MJ , SJ , HR , CA
chkd	ADM
drawing	DEVELOPMENT APPLICATION SHADOW ANALYSIS 01
Project No.	2021-15B
Drawing No.	A-401
issue	P1



1pm



2pm



3pm

SHADOW ANALYSIS
21ST OF JUNE

LEGEND

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B	01-09-23	ISSUED FOR DA		
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sign date

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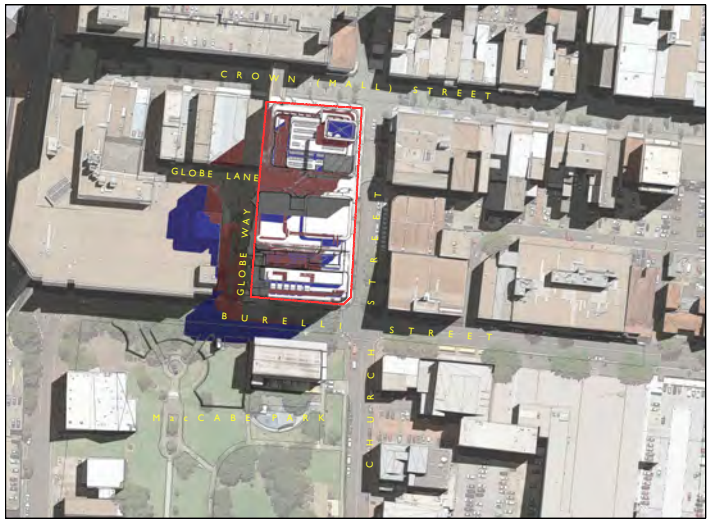
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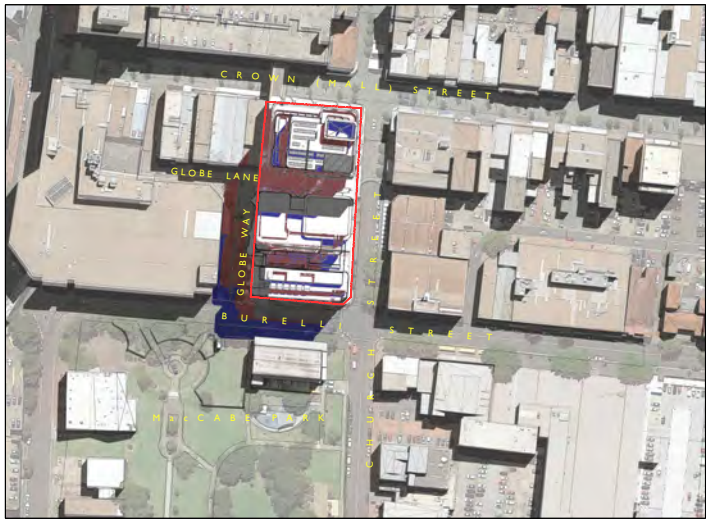
JACKSON TEECE

Project
PROPOSED 3-STAGE MIXED USE DEVELOPMENT COMPRISING OF HOTEL, OFFICE, MOTEL AND CLUB OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

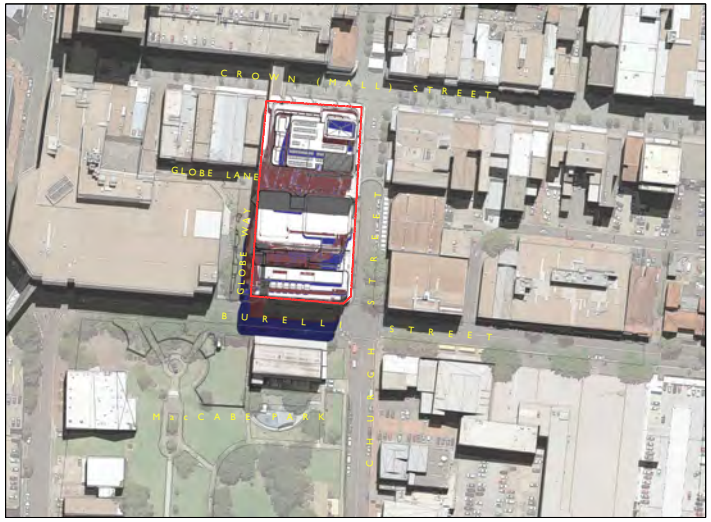
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drawn	MJ, SJ, HR, CA
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drawing	DEVELOPMENT APPLICATION SHADOW ANALYSIS 02
Project No.	2021-15B
Drawing No.	A-402
issue	P1



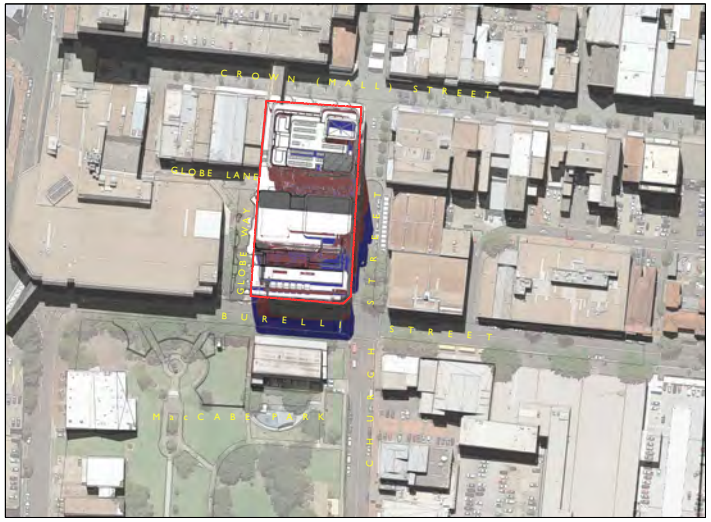
9am



10am



11am



12pm

SHADOW ANALYSIS
EQUINOX

LEGEND

- SHADOWS CAST FROM EXISTING BUILDINGS
- INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
- INDICATES SHADOW CAST FROM PROPOSED BUILDING ENVELOPE

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B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		

sign date

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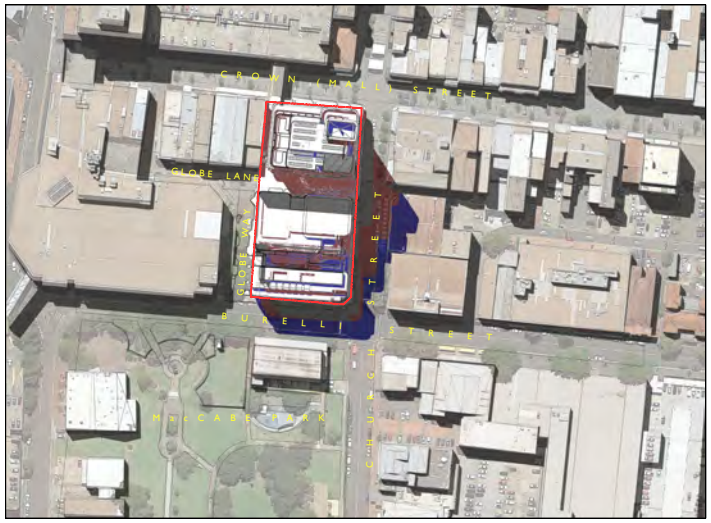
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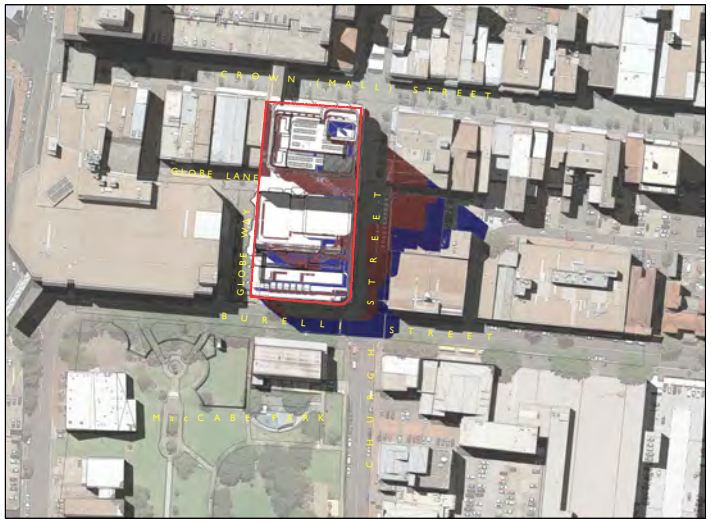
JACKSON TEECE

Project
PROPOSED 3-STAGE MIXED USE DEVELOPMENT COMPRISING OF HOTEL, OFFICE, MOTEL AND CLUB OVER BASEMENT PARKING
for
171 CROWN PTY LTD
at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

scale	NTS
date	MAY 2025
drawn	MJ , SJ , HR , CA
chkd	ADM
drawing	DEVELOPMENT APPLICATION SHADOW ANALYSIS 03
Project No.	2021-15B
Drawing No.	A-403
issue	P1



1pm



2pm



3pm

SHADOW ANALYSIS
EQUINOX

LEGEND

- SHADOWS CAST FROM EXISTING BUILDINGS
- INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
- INDICATES SHADOW CAST FROM PROPOSED BUILDING ENVELOPE

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E	-.05.25	ISSUED FOR SK.55		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		

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Jackson Teece Chesterman Willis Pty Ltd
ABN 13 085 857 265
Nominated Architects:
Graham Bender (#7811), John Cook (#7912), Daniel Hudson (#7711)

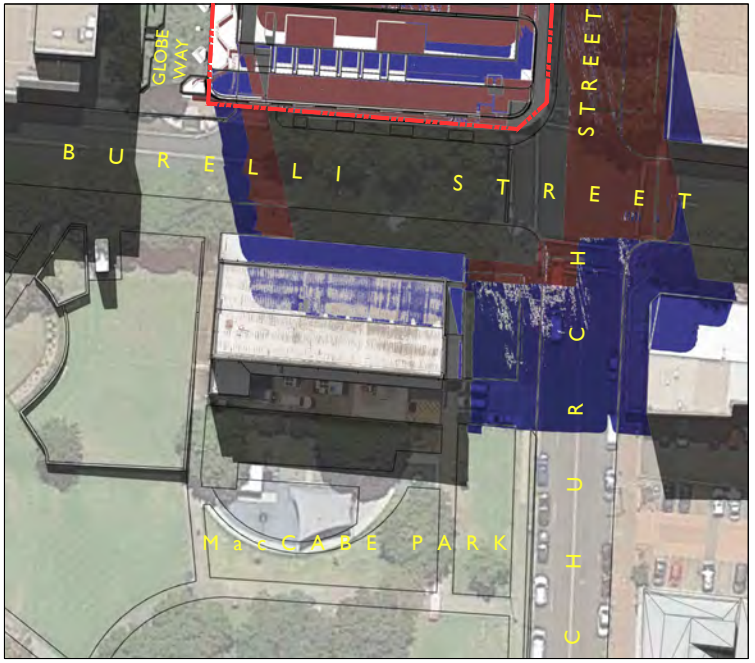
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for
171 CROWN PTY LTD
at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

scale	NTS
date	MAY 2025
drawn	MJ , SJ , HR , CA
chkd	ADM
drawing	DEVELOPMENT APPLICATION
	SHADOW ANALYSIS 04
Project No.	2021-15B
Drawing No.	A-404
issue	P1



12pm



12.30pm

SHADOW ANALYSIS
21ST OF JUNE

LEGEND

- SHADOWS CAST FROM EXISTING BUILDINGS
- INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
- INDICATES SHADOW CAST FROM PROPOSED BUILDING ENVELOPE

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P1	09-05-25	ISSUED FOR CONSULTANTS		
E	-.05.25	ISSUED FOR SK.55		
D	21-10-24	REISSUED FOR DA		
C	06-08-24	REISSUED FOR DA		
B	01-09-23	ISSUED FOR DA		
A	25-11-22	ISSUED FOR DRP		

sign _____ date _____

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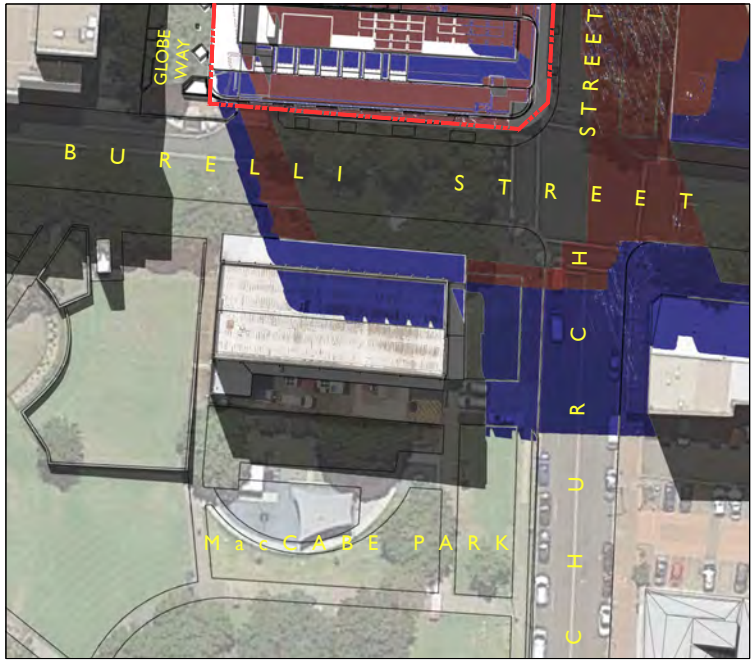
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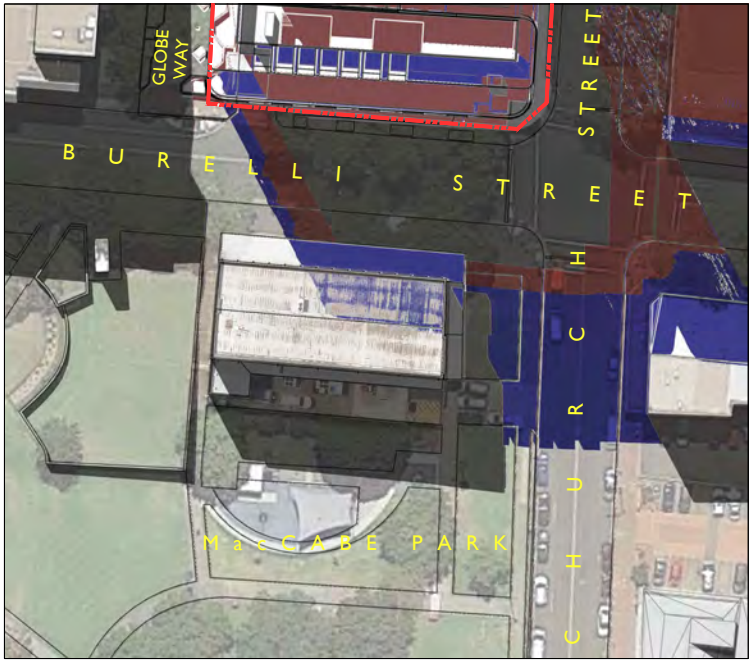
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for
171 CROWN PTY LTD
at
80-82 CHURCH &163-171CROWN ST WOLLONGONG

scale	NTS
date	MAY 2025
drawn	MJ , SJ , HR , CA
chkd	ADM
drawing	DEVELOPMENT APPLICATION SHADOW ANALYSIS 05
Project No.	2021-15B
Drawing No.	A-405
issue	P1



1pm



1.30pm

SHADOW ANALYSIS
21ST OF JUNE

LEGEND

- SHADOWS CAST FROM EXISTING BUILDINGS
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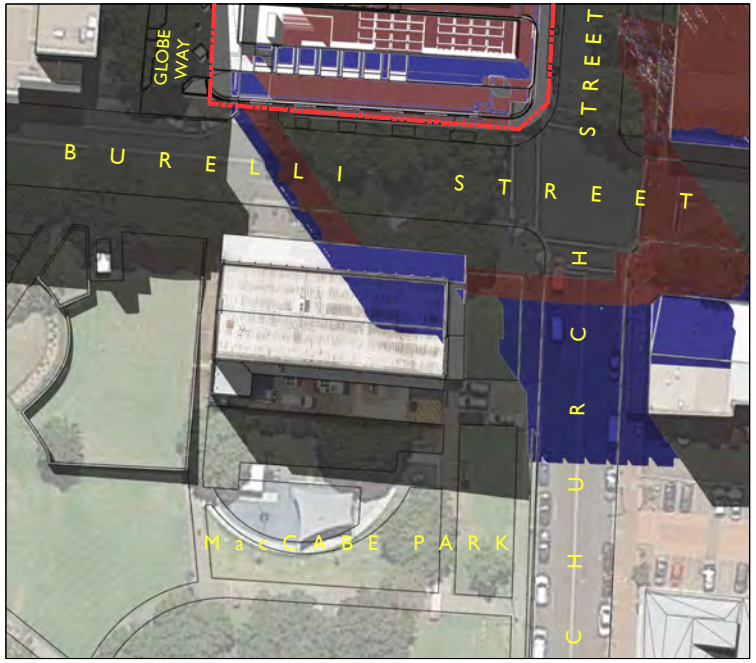
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scale	NTS
date	MAY 2025
drawn	MJ , SJ , HR , CA chkd ADM
drawing	DEVELOPMENT APPLICATION
	SHADOW ANALYSIS 06
Project No.	2021-15B
Drawing No.	A-406
issue	P1



2pm

SHADOW ANALYSIS
21ST OF JUNE

LEGEND

- SHADOWS CAST FROM EXISTING BUILDINGS
- INDICATES SHADOW CAST FROM DA APPROVED DEVELOPMENT ENVELOPE
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P1	09-05-25	ISSUED FOR CONSULTANTS		
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D	21-10-24	REISSUED FOR DA		
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scale	NTS
date	MAY 2025
drawn	MJ, SJ, HR, CA chkd ADM
drawing	DEVELOPMENT APPLICATION SHADOW ANALYSIS 07
Project No.	2021-15B
Drawing No.	A-407
issue	P1

ITEM 4 PUBLIC EXHIBITION - DRAFT FLINDERS STREET WOLLONGONG - PRECINCT URBAN DESIGN FRAMEWORK

The draft Flinders Street Precinct Urban Design Framework (Framework) has been prepared to support the future development and success of the precinct.

The draft Framework will be used to inform future updates to Council's Local Environmental Plan (LEP) 2009 and Development Control Plan (DCP), to guide state significant development and rezonings and as an advocacy document to support the provision of infrastructure and public domain improvements.

It is recommended that the draft Framework be exhibited for a minimum period of 28 days to enable community and stakeholder feedback.

RECOMMENDATION

The draft Flinders Street Precinct Urban Design Framework be endorsed for exhibition for a minimum of 28 days.

REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Manager City Strategy (Acting)
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Location Map
2 Draft Flinders Street Precint Urban Design Framework
3 Appendix 1 & 2 - Built Form Testing and Analysis

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DAC	Development Assessment and Certification
DCP	Wollongong Development Control Plan 2009
DPHI	Department of Planning, Housing & Infrastructure
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Framework	draft Flinders Street Precinct Urban Design Framework
FRMSP	Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan
FSR	Floor Space Ratio
GFA	Gross Floor Area
HDA	Housing Delivery Authority
LEP	Wollongong Local Environmental Plan 2009
LGA	Local Government Area
LSPS	Wollongong Local Strategic Planning Statement
SEPP	State Environmental Planning Policy
SSD	State Significant Development
TfNSW	Transport for New South Wales
TOD	Transport Oriented Development

BACKGROUND

Context

The Flinders Street Precinct encompasses all land zoned E3 Productivity Support between Ajax Avenue North Wollongong and Smith Street in Wollongong (Attachment 1).

The precinct boundary adjoins the South Coast Railway line and Memorial Drive interchange in the north, residential zoned land to the east, Wollongong Commercial Centre to the south and, Beaton Park and residential land beyond the railway corridor to the west. Flinders Street traverses the precinct north to south connecting with Memorial Drive, Bourke Street and Throsby Drive, all of which are classified roads under the control of Transport for NSW (TfNSW).

The precinct has an area of 28.9 hectares and contains 127 lots, of which 20 are strata subdivided.

Fairy Creek and an unnamed tributary traverse the precinct and creates significant flood impacts on surrounding land.

The precinct includes existing development across a range of land uses including those permitted in the current E3 Productivity Support zone and those in place through older consents. These uses include residential accommodation (various), self-storage units, vehicle sales and repair, specialised retail premises (bulky goods), registered clubs, hotel accommodation, retail premises, and food and drink premises.

Constraints such as flooding, and contamination from past land uses, extensively impact the precinct which affects development potential and design outcomes.

In recent years the precinct has experienced a significant increase in development and planning pathway activity in the form of both development related applications and construction works. Much of this activity has been in the form of Shop Top Housing.

Analysis conducted as part of the development of three key land use planning strategies all adopted in 2023 – the Wollongong Housing Strategy, Wollongong Retail and Business Centres Strategy, and Wollongong Industrial Lands Review – led to action in the three documents to undertake a planning review of the Precinct. The relevant actions are detailed under ‘Adopted Strategic Studies’ below. The initial analysis informing the actions in these strategies included recognition of the following:

- Several areas of the Precinct (east of Flinders Street) include strata residential flat building development which practically functions as part of the adjacent R1 General Residential zone.
- The steeper topography and smaller lots sizes of the land east of Flinders Street makes it less viable for large floorplate premises, common to E3 Productivity Support zones.
- The residential, commercial and industrial land uses permitted in the zone (under the Land Use Table and Schedule 1) have resulted in land use conflicts and an inconsistent built form, streetscape appearance and function.
- Flooding constraints in the precinct are significant. Some permitted land uses under the LEP are considered ‘unsuitable’ under the DCP. Ground floor street activation in flood affected areas is problematic due to the requirement for raised floor levels and plenums to allow overland flow.
- Contamination from previous land uses is present to significant levels. This restricts some sensitive uses and can lead to poor development outcomes (such as above ground multi-level carparking under shop top housing development).
- Shop-top housing is likely to be the dominant development outcome due to higher feasibility. The implications of this are:
    - Uses intended under the zone to meet its objectives will not eventuate due to being outcompeted by residential. These include commercial and light industry uses which meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
    - Shop Top Housing is residential apartment development above permissible commercial and health uses. Commercial and Health uses permitted within the E3 zone are very limited and

generally include uses that are not compatible with residential apartments (e.g. vehicle sales or hire; garden centres; specialised retail premises).

- The development industry recognises the potential of various sites to deliver significant housing supply above the current settings (as evidenced by recent scoping proposal discussions). Council's Planning Proposal Policy does not support 'spot rezonings' for additional housing.

Additionally, whilst the precinct is zoned E3 Productivity Support, which seeks to provide 'a range of facilities and services, light industries, warehouses and offices', the historic addition of Shop-top housing to the Land Use Table, and the generous height and FSR controls (a legacy of the 2007 City Centre LEP) has meant that development within the precinct has departed from zone objectives. In 2023 via the Employment Zones Reform the B6 Enterprise zone was transitioned into the E3 Productivity zone (along with B5 Business Development and B7 Business Park). At this time the Shop Top Housing use was retained in areas that were previously zoned B6 via an additional permitted use in Schedule 1 of Wollongong LEP 2009. The permissibility of shop-top housing coupled with generous height and floorspace controls has resulted in an increase in residential type development occurring throughout the precinct. This has changed the character of the precinct from a focus on urban services and larger format retailing, to a mix of business and residential activity, weakening the intent of the zone.

The precinct continues to experience a high level of development interest in the form of pre lodgement meetings, development applications, Housing Delivery Authority proposals, development consents, construction work, and scoping proposals for future planning proposals. This activity relates mainly to residential development which is inconsistent with the objectives of the E3 zone. Two significant development proposals which have commenced construction are:

- 36 Flinders Street Wollongong – DA-2022/169 – Shop Top Housing – 114 dwellings.
- 35-43 Flinders Street Wollongong – DA-2021/1000 – Shop top housing – 182 dwellings.

Other developments that have been approved, but have not commenced construction include:

- 106, 120-122 Smith Street and 3A Charlotte Street Wollongong – SSD-67895459 - Smith Street Stage 1 – Shop Top Housing – 145 dwellings.
- 45-49 Flinders Street Wollongong – DA-2023/759/A – Takeaway food and drink premises (McDonalds Restaurant).
- 46 Flinders Street Wollongong – DA-2021/1342/A – Serviced Apartment Building with business premises.

This development pressure and the changing character of the precinct have been identified in various strategic studies adopted by Council in 2023.

Adopted Strategic Studies

The actions arising from each of the strategic studies relating to the Flinders Street precinct are outlined below.

Note: References to B6 Enterprise Corridor zoned land in some of the actions below refers to the precursor of the E3 Productivity Support zone prior to the Employment Zones Reform, which consolidated the B5, B6 and B7 zones into the E3 Productivity Support zone.

Wollongong Housing Strategy 2023

- *L12. Flinders Street, North Wollongong precinct – rezone parts of B6 Enterprise Corridor zone along Bourke Street, Edward Street and Gipps Street to a residential or mixed-use zone. The boundaries are to be defined.*
- *LZN9. Flinders Street, North Wollongong – review parts of the B6 Enterprise Corridor which have a residential function.*

Wollongong Retail and Business Centres Strategy 2023

- *Recommendation 3: Tighten centre boundaries to create resilient and active centres.*

  Review the Flinders Street B6 – Enterprise Corridor zoned land (between Smith Street and Ajax Ave Wollongong). Consider which areas need to be preserved as Enterprise Corridor/Productivity Support, and which areas should transition to other zoning, including Mixed Use and/or Residential, in line with the recommendations of the Wollongong Housing Strategy.

  Rezone parts of B6 Enterprise Corridor Zone along Bourke Street, Edward Street and Gipps Street back to a residential zone (as existed prior to 2007).

Wollongong Industrial Lands Review 2023

- Precinct 19 – North Wollongong – Flinders Street

  This review supports further investigation by Council to:

  Determine the appropriate amount of E3 Productivity Support required within the precinct.

As a result of the actions arising from these adopted strategic studies and the high level of development activity underway in the precinct, Council has chosen to expedite the delivery of a precinct wide planning framework to guide future planning outcomes and act as an advocacy document to identify and support future potential population growth.

Fairy and Cabbage Tree Creeks Floodplain Risk Management Study and Plan (FRMSP)

The Fairy and Cabbage Tree Creeks FRMSP was adopted by Council in August 2024. The Flinders Street Precinct falls entirely within the catchment area.

The FRMSP provides the most up to date information on flooding for this catchment. The FRMSP also identified flood risk across the catchment, investigated various options and recommended a range of flood mitigation measures. No recommended engineered flood modification measures for the catchment are expected to change the identified flood behaviour in the Precinct.

State Government Planning Pathways

A number of additional planning pathways have recently been established by the NSW State Government to accelerate the delivery of new housing. The application of these State Government pathways have been considered in the draft Framework.

Housing Delivery Authority (HDA)

The NSW Government established the Housing Delivery Authority on 19 December 2024.

The purpose of the HDA is to accelerate the delivery of much needed homes and help meet our target under the Accord.

To make this happen as quickly as possible, the newly established Housing Delivery Authority (HDA) will lead a new streamlined state significant development (SSD) pathway and SSD with a concurrent rezoning process.

To date, the HDA pathway has resulted in three Expressions of Interest within the precinct being lodged and granted State Significant Development (SSD) status by Ministerial Order. Two of these projects have now advanced to the issue of Secretary's Environmental Assessment Requirements (SEARs) stage, no Environmental Impact Assessments (development applications) have been lodged. The descriptions for each proposal are outlined below:

- Lot 253 DP 787299, 122 Smith Street, Wollongong – Shop top housing development comprising two 30-storey towers and one 20-storey tower over a shared podium on 11,003m^2. The development is proposed to contain 550 apartments (including approximately 80 affordable housing dwellings). Declared SSD by Minister on 28 April 2025. SEARS issued 15 May 2025.
- 73-75 Gipps Street, 77 Gipps Street, 60-72 Flinders Street, 74 Flinders Street, Wollongong (former Bunnings site) – The development is proposed to contain 1,500 apartments in a number of towers up to 80m tall, including 260 affordable apartments (15% of GFA), business premises and basement floor area. Declared SSD by Minister on 23 July 2025.

- 4-4A Flinders Street North Wollongong – The development is proposed to contain 270 apartments including 15% of GFA for affordable apartments, 150 hotel rooms and commercial GFA in a 38-storey building. Declared SSD by Minister on 26 May 2025. SEARS issued 11 June.

These three HDA applications represent the potential introduction of up to an additional 2,320 dwellings to the precinct.

Infill Affordable Housing – Chapter 2 – State Environmental Planning Policy (Housing) 2021

The infill affordable housing provisions were added to the Housing SEPP in December 2023.

The provisions enable additional height and FSR bonuses where a percentage of affordable housing is provided. This change in legislation has resulted in owners of several approved developments within the precinct lodging new alterations and additions development applications to increase the scale of development.

Applications lodged with Council:

- 36 Flinders Street, Wollongong – Existing consent DA-2022/169: 114 dwellings. DA-2024/259 – Alts and Adds for additional 41 dwellings – new total 155 (including 27 affordable).
- 35-43 Flinders Street, Wollongong – Existing consent DA-2021/1000: 182 dwellings DA-2024/204/A – Alts and Adds for additional 48 Dwellings – new total 230 (including 42 affordable).
- 81 & 85 Keira St, Wollongong – Existing consent DA-2021/1467: 42 dwellings. DA-2025/122 – Alts & Adds to include 14 additional units (11 Affordable Housing Units) – new total 56 units (including 11 affordable).

Transport Oriented Development (TOD) – Chapter 5 – State Environmental Planning Policy (Housing) 2021

North Wollongong Station was nominated by the State as a location for increased height and FSR controls via the TOD program. The State proposed to apply the controls to an area within 400m of the station, which include large areas of both medium and high-risk flood prone land, land with zoning which would not trigger the increased height and FSR, and low-density residential areas west of the railway line. Council proposed an alternative area to avoid the most flood-constrained land and deliver the required development outcomes (using the State's methodology). In April 2025, the State announced that Council's alternative area would be progressed with an expected finalisation later in the year. The North Wollongong TOD precinct has not yet been formally commenced.

Concurrent Projects

Wollongong City Centre Planning Review

The Framework compliments and continues the planning work of the *Wollongong City Centre Urban Design Framework*, which sets the planning directions for the City Centre land directly to the south of the Precinct.

Draft Beaton Park Master Plan

Master planning for the future of Beaton Park is currently underway and includes work on the preparation of a feasibility study to determine future options for the site. Consultation has ensured a coordinated approach to planning for the Park and Precinct. This has included considering the potential for improved linkages between the Precinct and the parklands to its west. This engagement remains ongoing and will continue to identify opportunities to collaborate as these projects progress.

PROPOSAL

The objective of the draft Framework (Attachment 2) is to provide a comprehensive review of the Flinders Street precinct's constraints and opportunities to determine what changes to planning controls are appropriate to manage future land use and development growth.

In addition to informing Council led changes to planning controls, the Framework will also inform reviews of state assessed development and rezoning proposals, future delivery of State Government planning and infrastructure investment, and Council led infrastructure planning and master planning of surrounding areas.

The draft Framework is informed by a range of adopted strategies:

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

The key action from each of these adopted strategies for the Flinders Street Precinct is to consider the extent of land to retain as E3 Productivity Support and determine what zoning other land should transition to, such as a mixed use and/or residential zoning.

Land Use Analysis – E3 Productivity Support Zone

The key action arising from the informing studies is to determine the extent of E3 Productivity Support zoned land to be retained within the precinct and what of the remainder should transition to an alternate zoning. Analysis of E3 zoned land across the Local Government Area (LGA) and the precinct study area has been undertaken to address the actions of the strategies and has revealed that:

- E3 Productivity Support zoned land within the precinct (28.85 ha) represents 18% of E3 Productivity Support zoned land (158 ha) within the LGA.
- Mixed use residential development is becoming the dominant development type due to the generous height and FSR along with large sites which has changed the character of the precinct.
- The objectives of the E3 Productivity Support zone (which relate only to non-residential outcomes) are unlikely to be met in areas of the precinct with existing or approved strata residential development. Some land within the precinct may be better served by an alternate mixed-use zone or residential, noting that highly flood constrained land should not be transitioned to a more intensive land use zone.
- The remainder of E3 Productivity Support zoned land within the LGA is concentrated in various locations around Wollongong City Centre, Corrimal, Fairy Meadow, South Wollongong, Unanderra, Port Kembla and Dapto. These E3 Productivity Support zoned lands are distributed across the LGA in well-connected locations with lot sizes which allow for renewal and growth without the burden of land use conflicts and competition from residential development currently being experienced in the Flinders Street Precinct. These precincts lack this conflict due to lower height and FSR controls in these locations being a better fit for the permitted non-residential land uses.

Informing Analysis and Testing

The draft Framework was prepared in collaboration with Urban Design and Architecture Consultants Architectus. The informing analysis and built form testing work completed prior to the drafting of the Framework is provided at Attachment 3 of this report.

The draft Framework is founded on –

- An in-depth analysis of the strategic, local and site context to understand key constraints and opportunities for the area.
- Iterative testing of built form scenarios under existing and future controls to inform recommendations for land use, height and density.
- Investigating opportunities for improved public domain, streetscape character, walking and cycle connections, and open space.
- An understanding of the local character to develop a sub-precinct approach for the precinct and ensure that future development responds to and enhances the local context and character.

This analysis has informed the recommendations of the Framework to investigate future planning control changes and guided the preparation of position statements outlining the vision for the precinct.

Position Statements

The following position statements are outlined in the draft UDF to guide future planning outcomes within the precinct.

1 *Adapt zoning and heights to enable some areas within the precinct to become thriving mixed-use neighbourhoods with increased housing provision including affordable housing.*

2 *Maintain the current zoning and development capacity in areas not suited to intensification due to flood affectations.*

3 *Ensure the urban form (height and density) of the precinct is contextual and does not compete with that of the adjacent Commercial Centre Zone, or establish an urban form anomaly in relation to the adjacent low density residential and general residential zones.*

4 *Plan for the provision of new public open space and improved connections to existing open space, pedestrian permeability and amenity, cycling infrastructure and vehicle movement commensurate with the planned increased density.*

5 *Maintain public views from key locations at Bourke, Gipps and Keira Streets to Mt Keira by limiting building heights in these view corridors, noting their Aboriginal Cultural significance, and value to the broader community.*

6 *Improve the health and attractiveness of the Fairy Creek Riparian Corridor, noting its Aboriginal Cultural significance and potential contribution to improving biodiversity and healthy natural systems in the precinct.*

7 *Contribute to the community's net zero operational emissions target by 2050 and reducing emissions from embodied carbon through low carbon design and construction.*

8 *Plan for high quality architecture and public domain that is liveable, functional, productive and attractive.*

The draft Framework will deliver on these position statements through various recommendations to investigate future planning amendments to both the Wollongong Local Environmental Plan (LEP) and Wollongong Development Control Plan (DCP).

The recommendations are outlined in detail in each of the eight sub precinct sections presented in the draft Framework. These recommendations are summarised below -

- LEP:
    - Zoning – Recommendations to investigate rezoning land from E3 to either MU1 (Mixed Use) or R1 (General Residential) is identified for various locations. Some land is proposed to be maintained as an E3 zoning due to being flood prone and/or better suited to retain existing E3 permitted uses consistent with the objectives of the zone.

      Land recommended for future investigation of rezoning to MU1 is located predominately along Flinders Street to maintain and enhance residential outcomes and an active commercial ground floor consistent with the emerging character along the road corridor. Land identified for future investigation for rezoning to R1 is located in two areas on the northern side of Bourke Street and eastern side of Keira Street. This land either has an existing residential character considered more consistent with the objectives of the R1 zone, or is not well located to support commercial uses.
    - Height of Buildings – Recommendations to investigate an increase to the height of building control have been made for various sub-precincts. This is as result of analysis which revealed that additional height would enable a better realisation of the permitted floor space on the site, under a mixed use outcome. The recommended heights are intended as a 'base control' and take into account the potential for height and FSR bonuses under the Housing SEPP. This ensures view corridors from key locations within the precinct to the Illawarra Escarpment, and Mount Keira, will be maintained.
    - Floor Space Ratio – Recommendations to investigate an increase to FSR only relate to those sites located within the draft TOD area, in order to maintain consistency with proposed TOD control (2.5:1).

  - Additional Permitted Uses are identified for further investigation. These relate to uses such as shops (which would include supermarkets) and a broader range of retail in appropriate locations to service growing populations.
  - Areas have been identified for the introduction of active frontages along Flinders Street, Stafford/Station Streets, and Smith Street to encourage retail activation and passive surveillance to well utilised areas within the precinct.
- DCP:
  - Various street setbacks and frontage heights have been recommended for further investigation to shape the streetscape character throughout the precinct.
- Additional recommendations:
  - Investigation of additional opportunities for pedestrian links.
  - Opportunities for the provision of new open space.
  - Introduction of key activity nodes.
  - Introduction and enhancement of existing landscaping to streets and riparian corridors.
  - Identification and retention of significant Fig trees.

The recommendations outlined in the draft Framework are for future investigation and will require planning proposals to be prepared. The draft Framework itself will not act to change current planning controls. There are no recommendations to remove the existing additional permitted uses for shop top housing and serviced apartments in Schedule 1 of Wollongong LEP which apply to the Precinct.

Sub-precincts

To aid in the future investigation and implementation of recommended changes, the Flinders Street precinct has been broken down into eight geographically different sub-precincts. To guide these recommendations each sub-precinct has been analysed in terms of site constraints, opportunities, existing planning controls, view corridors, pedestrian linkages, active frontages, setbacks and opportunities for public space. Recommendations for further investigation arising from this analysis are detailed in each of the sub-precinct level guides and associated plans contained in the draft Framework.

All of these recommendations have been considered against the State's Local Planning Directions that apply for planning proposals. Particularly, Local Planning Direction 4.1 Flooding relating to the introduction of an increase in residential accommodation in high hazard areas, increased dwelling densities and safe occupation and evacuation from various flood planning levels as confirmed by Council staff.

Pedestrian Links

The precinct analysis undertaken has identified a lack of east-west pedestrian linkages across the South Coast Railway line throughout the precinct. It is acknowledged that pedestrian links currently exist toward the northern and southern ends of the precinct, however, mid-block options are not currently available. Consequently, the draft Framework identifies the 'mid-block' area in the vicinity of Gipps Street for further investigation. An east-west link in this area would facilitate much improved pedestrian movements through the precinct connecting areas east and west of the rail line and providing better connection to active and passive open space.

Heritage Items

There are three (3) heritage items of local significance listed within the precinct boundary.

- North Wollongong Hotel and Group of Trees at 3 Flinders Street. Item No. 6273
- Former Coach House at 10A-10B Flinders Street. Item No. 6274
- 'Ken Elm' heritage house at 90 Smith Street. Item No. 6397

All of these heritage listings are recommended for retention. Other recommendations to investigate include enhancements via adaptive reuse opportunities, management of surrounding built form scale and the retention of heritage listed trees associated with North Wollongong Hotel.

Flooding

Ministerial Planning Direction 4.1 identifies various controls which any future planning proposal must address if the subject land is flood prone. These include that a planning proposal must not contain provisions that apply to a flood planning area which 'permit development for the purposes of residential accommodation in high hazard areas', and that a planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood which 'permit a significant increase in the dwelling density of that land'. Council's Floodplain Engineer has reviewed the precinct against the provisions of Planning Direction 4.1 and provided guidance on how flooding is to be addressed by any future planning proposal which has informed draft recommendations for future consideration. Council must demonstrate consistency with the Ministerial Local Planning Directions when seeking to amend the LEP. Rezonings applied for via the Housing Delivery Authority are being declared State Significant Development and progressed to a state assessed approval pathway without any apparent consideration of these directions. Council would be unable to progress some rezonings proposed through the HDA, particularly in relation to intensifying development within medium and high risk flood areas.

In preparing the draft Framework areas identified which may be partially flood prone but can demonstrate flood free reliable access have been considered for rezoning. Sites which are isolated in a flood event are not considered appropriate for rezoning which delivers increased residential intensification, noting that the existing permissibility of shop-top housing on these sites would still remain.

Notwithstanding the sizable impact of flooding, it is acknowledged that large areas of the precinct have the potential to deliver significant quantities of housing outside of these flood prone areas to meet the need for affordable well located and serviced dwellings. The draft Framework looks to deliver this increased housing through a detailed precinct wide evaluation and structure plan.

CONSULTATION AND COMMUNICATION

Previous adopted strategies

The Housing, Centres and Industrial Strategies involved extensive consultation in the lead up to and during public exhibition, and on adoption of the strategies. All three strategies flagged the need to conduct a planning review of the Flinders Street Precinct.

Landowner notification

In December 2024 Council staff notified landowners within the Flinders Street Precinct of the commencement of the review. The notification letter offered the opportunity to speak with Council staff about their landholdings and communicated that further opportunities for engagement would occur throughout the strategic planning review. Subsequently Council has met with those who requested follow up meetings.

Stakeholder workshop

A stakeholder workshop was held on 29 May 2025. Twenty-nine individuals attended which included residents, property owners, Neighbourhood Forum 5, developers and/or their consultants. This workshop was also attended by relevant Council staff and supported by consulting firm Architectus who presented on their preliminary analysis work.

Feedback on this preliminary analysis work from all stakeholder submissions has been collated and considered in the preparation of the draft Framework. A summary of feedback for consideration is outlined below -

- Traffic and parking impacts of existing and increased development capacity.
- Pedestrian safety and amenity – road infrastructure upgrades desired.
- Access to and provision of well-located public spaces and pedestrian links.
- Changing character of the precinct to be addressed.

- UDF to acknowledge the HDA and SSD Applications.
- Master planning of sites to be considered.
- Any zoning changes to align with emerging character of precinct.
- Retention of employment lands to be considered.
- Further stakeholder engagement is encouraged prior to progressing the UDF.
- Flood free sites be acknowledged as significant opportunities for uplift.
- Planning controls should be balanced either side of Flinders Street.
- Views to significant places are important and must be carefully managed.

Aboriginal Consultation

Due to the context and setting of the study area it has been identified that Aboriginal cultural values are a key consideration of this review. Consequently, Council staff have engaged with stakeholders from the local Aboriginal community to seek feedback on the study area and surrounds.

This included consultation with the Illawarra Local Aboriginal Land Council, Aboriginal community members and cultural knowledge holders. The following Aboriginal cultural values have been identified and incorporated into the draft Framework:

- Remnant waterways of Fairy Creek, whilst highly modified, continue to hold cultural importance as part of the broader system of freshwater flows connected to Country. These waterways extend between Mt Keira and Puckey's Lagoon, two areas of high cultural significance.
- Two large Fig trees located within the precinct identified as culturally significant landscape features by community members.
- Views and sightlines to the Illawarra Escarpment, Mount Keira and Mount Kembla which are of profound cultural and spiritual importance to the Aboriginal community. View/sightline corridors are considered of critical importance and are identified as part of the Framework. It is recommended these views be specifically addressed and protected in all future strategic assessments via building height restrictions and view sensitive design controls. Specifically, views to Mt Keira from these publicly accessibly locations:
    - Bourke Street.
    - Gipps Street.
    - Intersection of Keira, Princes Highway and Smith Street.
- Opportunities to integrate Aboriginal Heritage into Urban Design outcomes.
- Connections between the coast and escarpment.

Transport for NSW (TfNSW)

The precinct includes Flinders Street, Bourke Street and Throsby Drive all of which are managed by TfNSW. Council staff have conducted consultation with TfNSW to ensure both ongoing and future projects are considered in the review. Feedback on the precinct has been received from TfNSW which acknowledges the importance of the road corridor for both private vehicles and public transport whilst also identifying the need for improved streetscape, intersection upgrades and active transport opportunities.

Council Staff

Consultation with various Council staff comprising representatives from Environment, Development Assessment, Development Engineering, Traffic and Transport, Sport and Recreation, and Flooding and Stormwater has been carried throughout the review. Input from these representatives has aided in the analysis and preparation of recommendations for the draft Framework.

Exhibition

It is proposed that the draft Framework be exhibited for a minimum 28-day period, commencing early November 2025. The draft Framework will be made available online through Council's engagement page. Physical copies of the documents will be available at selected libraries and Council's Customer Service Centre. The public will be invited to make submissions on the draft Framework in accordance with the Community Participation Plan. After consideration of submissions, staff will report an amended Framework to Council for adoption.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 2 – "We have well planned, connected, and liveable places". It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
2.1 Urban areas are planned and well maintained to provide a healthy and safe environment for our community to live, work and play	Land Use Planning

- Wollongong Our Future 2032 Community Strategic Plan (2022).
- Wollongong Housing Strategy (2023).
- Wollongong Industrial Lands Review (2023).
- Wollongong Retail and Business Centres Strategy (2023).

Wollongong Local Strategic Planning Statement 2025-2045

On 28 July 2025, Council adopted the Wollongong Local Strategic Planning Statement (LSPS) 2025-2045. The LSPS 2025–2045 sets out Council's 20-year land use planning vision for the LGA and strategic planning priorities with reference to a range of adopted supporting documents.

The LSPS 2025–2045 contains 12 planning priorities which align with and expand upon the matters for consideration under the Wollongong Planning Proposal Policy. The draft UDF is not a Planning Proposal, however it is consistent with these planning priorities.

SUSTAINABILITY IMPLICATIONS

The strategic precinct review will provide clarity to Council and the community regarding what are considered sustainable built form outcomes in terms of the prevailing constraints and opportunities identified for the precinct. The Position Statements identified in the draft Framework seek to reinforce Council's commitment to '*Contribute to the community's net zero operational emissions target by 2050 and reducing emissions from embodied carbon through low carbon design and construction.'*

RISK MANAGEMENT

The exhibition process will allow the community and industry to provide further input into the strategic precinct review.

It is acknowledged that the assessment of State Significant Development Applications and concurrent rezoning proposal will continue alongside the finalisation of the Framework and that there may be inconsistencies between them. The availability of a strategic whole-of precinct approach to reviewing the controls will provide a basis to assess the merits of proposals lodged under the State Government's accelerated planning pathways.

FINANCIAL IMPLICATIONS

There is no financial implication for Council to progress this work. The review has been undertaken using internal resources and funding for supporting documents under the current operational budget.

CONCLUSION

The draft Flinders Street Urban Design Framework has been prepared to identify planning constraints and opportunities, test development scenarios and guide future development outcomes within the precinct.

If adopted after the conclusion of the exhibition process the Framework will be used to inform future updates to Council's Local Environmental Plan (LEP) 2009 and Development Control Plan (DCP), to guide the preparation and assessment of state significant development and rezoning proposals and as an advocacy document to support the provision of infrastructure and public domain improvements.

It is recommended that the draft Flinders Street Urban Design Framework be exhibited for a minimum period of 28 days to enable sufficient community and stakeholder input. After consideration of this feedback, staff will report the Framework with any amendments to Council for adoption.



wollongong
city of innovation

Flinders Street Precinct Review

Subject Site

Drawn By: J Lewis	
Date: August 2024	
LUP ref: FlindersSt_Aerial	
Date of Aerial Photography: 2023	

0 200
Meters

Prepared for: Wollongong City Council
Date: October 8, 2025

architectus™

FLINDERS STREET PRECINCT



Urban Design Framework

WOLLONGONG

Document Set ID: 26937908
Version: 1, Version Date: 10/10/2025

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Architectus acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation as the Traditional Custodians of the lands on which we live and work.

We pay our respects to Elders, past and present.

Architectus is committed to honouring Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to society.

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Executive Summary

Project introduction and purpose
In collaboration with Wollongong City Council (Council), Architectus have prepared an Urban Design Framework (UDF) to guide future growth within the Flinders Street Precinct.

Currently zoned E3 Productivity Support, the precinct has seen some change in recent years with a number of sites being redeveloped into higher density 'shop top' housing development, and continual development interest.

The changing character and role of the precinct has instigated a need to undertake a Precinct Review and prepare a UDF to ensure positive development outcomes are achieved that align with the future vision and objectives for the precinct.

The purpose of both the Precinct Review and UDF are as follows:

1. The role of the Precinct Review is to act as a purposeful and deliberate evaluation of the precinct which includes a detailed assessment and analysis of various sub-precincts.
2. The UDF will act as a valuable framework to reference and test future proposals and infrastructure against, and be utilised by Council to inform:
   a) advice to the Department of Planning, Housing and Infrastructure (DPHI) on state assessed proposals,
   b) ongoing discussions with TfNSW regarding the classified road network and rail corridor,
   c) future infrastructure investment aligned with the North Wollongong Transport Oriented Development (TOD) precinct and other incentivised planning pathways,
   d) Council led strategic planning, infrastructure planning and master planning of surrounding areas.

Urban Design Framework
This UDF has been developed in close collaboration with Wollongong City Council, and with the community and key stakeholders to set a vision, and planning and design framework that will guide the renewal of the Flinders Street Precinct into the future. The UDF is founded on:

- An in-depth analysis of the strategic, local and site context to understand key constraints and opportunities for the area.
- Iteratively testing built form scenarios under existing and future controls to inform recommendations for land use, height and density.
- Investigating opportunities for improved public domain, streetscape character, walking and cycle connections, and open space.
- An understanding of the local character to develop a sub-precinct approach for the precinct, and ensure that future development responds to and enhances the local context and character.

This UDF document is divided into 4 key parts:

1. Introduction - Setting the strategic and planning context, and key constraints and opportunities for the precinct.
2. Vision and Principles - Describing the overarching vision, design principles, position statements and structure plan (shown adjacent).
3. Precinct Approach - Identifying precinct-wide strategies for built form, view protection, flooding, streets and connections.
4. Sub-precincts - Detailing the approach to each sub-precinct, including recommendations for planning controls.

A summary of the analysis and UDF recommendations are described on the following page.

Structure plan
The Structure Plan describes the key structuring moves for the Flinders Street Precinct, including the approach to built form and land use, view protection, riparian corridors, streets and connections. See section 2.4 for further detail.

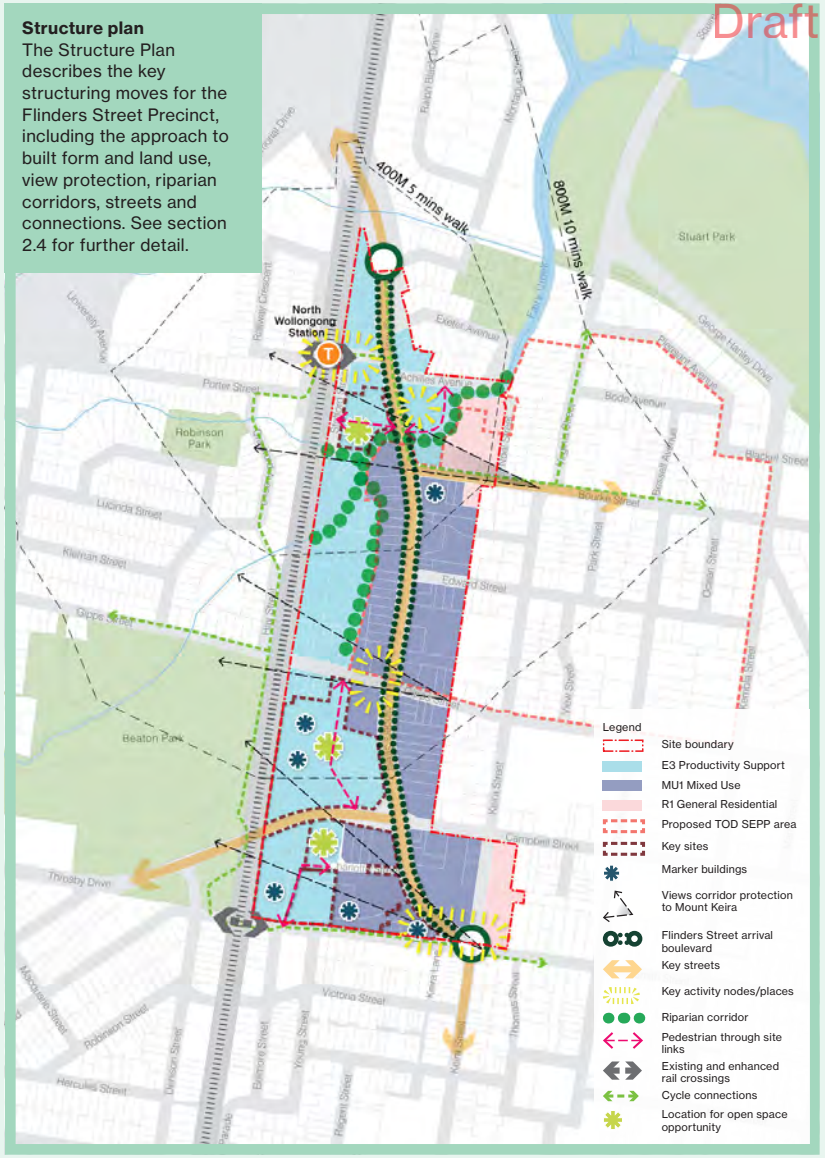


Figure 1. Structure Plan

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ANALYSIS

	Built form and land use	Streets and connections	Environment
Key constraints	– Recent and ongoing development interest, particularly high density mixed use development. – Existing strata title sites may make redevelopment challenging. – Balance between development and place outcomes such as amenity, environment, views and character.	– The railway corridor borders the site on the west with few safe and amenable pedestrian linkages. – Flinders Street is an important and busy vehicle and bus corridor, with mixed public domain and pedestrian amenity. – Lack of open space within the precinct.	– Ecological considerations and cultural values associated with the Fairy Creek riparian corridor. – Large areas of the precinct are significantly flood-affected, which impacts the suitability of a range of uses and opportunity for intensification.
Key opportunities	– Retain and support a mix of commercial uses within the northern and western edge of the precinct. – Reinforce Flinders Street as a mixed use corridor with a range of business, retail and residential uses. – Focus activation in key areas including North Wollongong Station, Gipps Street and Smith Street. – Ensure that new development preserves and celebrates view corridors to Mount Keira.	– Reinforce the essential role of Flinders Street as movement corridor and entrypoint into Wollongong CBD, supporting public transport, pedestrians, active transport and vehicles. – Provide safe and amenable east-west pedestrian and cycle linkages. – Encourage new development to provide through site links and open spaces in key locations.	– Preserve and regenerate the Fairy Creek riparian corridor, which holds environmental and cultural value. – Ensure development responds to flooding issues, including excellent design outcomes for building interfaces and the public domain. – Locate increased housing in areas that are less flood constrained.

UDF RECOMMENDATIONS

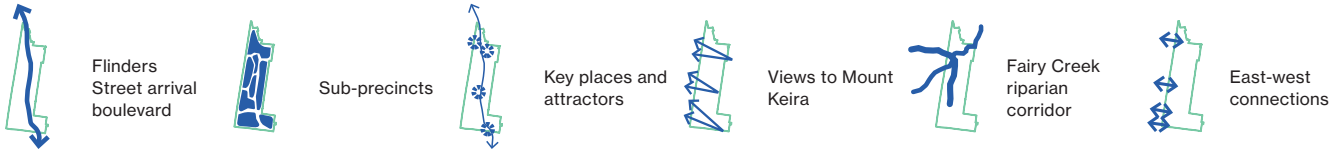
Vision

The Flinders Street Precinct is the key arrival boulevard into the Wollongong City Centre. It is a place where a mix of businesses can thrive, while also supporting other uses such as apartment living, within a walk and cycle of North Wollongong Station, the city centre and the beach.

Position statements

1. Adapt zoning and heights to enable some areas within the precinct to become thriving mixed-use neighbourhoods.
2. Maintain the current zoning and development capacity in areas not suited to intensification due to flood affectations.
3. Ensure the urban form (height and density) of the precinct is contextual.
4. Provide new public open space and improved connections to existing open space, pedestrian amenity, cycling infrastructure and vehicle movement.
5. Maintain public views from Bourke, Gipps and Keira Streets to Mt Keira, noting their Aboriginal Cultural significance, and value to the community.
6. Improve the health and attractiveness of the Fairy Creek Riparian Corridor, also noting its Aboriginal Cultural significance.
7. Contribute to the community's net zero operational emissions target by 2050 and reducing emissions from embodied carbon.
8. Plan for high quality architecture and public domain that is liveable, functional, productive and attractive.

Design principles



Sub precincts



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1

INTRODUCTION

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1.1 Project background

Project background and purpose
Architectus has been engaged by Wollongong City Council (Council) to undertake a review of the existing planning controls for the Flinders Street Precinct in Wollongong.

Currently zoned E3 Productivity Support, the precinct has seen some change in recent years with a number of sites being redeveloped into higher density 'shop top' housing development, and continual development interest for a range of sites. The changing character and role of the precinct has instigated a need for a review of the controls to ensure that development outcomes are aligned with the future vision for the precinct.

This Urban Design Framework (UDF) aims to shape good quality built form, movement and landscape outcomes as the precinct continues to evolve into the future. The UDF describes the precinct vision and principles, and approach to key themes such as built form, height, views, flooding and access. These recommendations are based on an understanding of the site and context, and iterative built form testing (see Appendix for further detail).

The study area
The Flinders Street Precinct is an area extending north-south, focussed along Flinders Street between North Wollongong Station and Smith Street, of approximately 32 hectares in size. It is located at the northern entrypoint into the Wollongong City Centre and approximately 1.5km west of North Beach Wollongong.

Despite its E3 zoning, the precinct consists of commercial and residential built form and land use types including warehousing, 'highway' type uses such as car dealerships, auto shops, bulky goods, construction suppliers and fast food outlets, as well as mixed use and residential uses, hotel accommodation, and retail food and beverage.



Figure 2. Site location and context

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1.2 Existing character and context

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Key features of the Flinders Street Precinct

The Flinders Street corridor primarily consists of 1 to 2 storey commercial and retail buildings, and large warehouses reflective of traditional 'highway' and employment uses.





The precinct is undergoing change with a number of 'shop top' residential developments of 5-9 storeys being recently constructed, approved or proposed.

Flinders Street is a highly dominant and busy vehicular entry point into the precinct and Wollongong City Centre, extending north-south. There are few east-west connections through the precinct, particularly across the railway corridor.







Mount Keira and the Illawarra Escarpment is a significant geographical and cultural landmark that can currently be seen from several locations across the precinct.

The busy road corridor impacts on pedestrian amenity and experience, and there is a lack of street tree canopy and landscaping, and an inconsistent level of quality in the public domain.





Fairy Creek traverses the precinct and possesses environmental and cultural value. It is a well-established and lush riparian corridor, with some portions channelised or piped, and is prone to flooding during heavy rainfall.

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Figure 3. Aerial - site location and context

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1.3 Strategic context and drivers

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Reinforce the northern entry point in Wollongong City Centre

The Flinders Street Precinct is located at the key northern approach into Wollongong City Centre and has interfaces with residential neighbourhoods to the west and east. North Wollongong Station is also an important arrival point for accessing TAFE and the University of Wollongong further west.

Given its locational significance, there is an opportunity for the precinct to act as gateway into Wollongong through landmark development while also creating vibrant and active places at key points along the corridor.

Retain employment uses while supporting a range of different uses

The Flinders Street Precinct, currently entirely zoned E3 Productivity Support, has increasingly come under pressure from other development types permitted as 'additional permitted uses' under Schedule 1 of the Wollongong Local Environmental Plan (WLEP) 2009. This is transforming the character of the precinct from a focus on urban services and larger format retailing to a mix of business and residential uses, particularly along the Flinders Street frontage.

Both Council's Retail Business Centres Strategy 2023 and Housing Strategy 2023 recommended a review of the extent of the current E3 zoning and potential to transition to other zoning including mixed use and residential uses in parts of the precinct. This was supported by the Industrial Lands Review 2023.

Given its strategic location and increasingly mixed land use and built form character, there is an opportunity for the precinct to balance the provision of a range of uses, while retaining employment land.

Realign and clarify planning and urban design guidance to ensure high quality and desired outcomes

The recent increase in development interest within the Flinders Street Precinct has given rise to the need for a review of the planning controls and hence built form and landscape outcomes for future development.

This Urban Design Framework seeks to develop a clear planning and urban design framework for future development that considers built form height and scale, landscape and deep soil, environmental constraints and approach to flooding, and key view corridors particularly towards Mount Keira.

Key Council reports








1. Wollongong Housing Strategy 2023;
2. Wollongong Industrial Lands Review 2023;
3. Wollongong Retail and Business Centres Strategy 2023;
4. Wollongong City Centre Urban Design Framework 2020;
5. Draft Wollongong City Centre Movement and Place Plan

Key State Policy

1. State Environmental Planning Policy (Housing) 2021 (SEPP Housing 2021) - Infill affordable housing bonuses; Transport Oriented Development (North Wollongong Station).
2. Housing Delivery Authority - pathway to State Significant Development (SSD) or SSD with a concurrent rezoning.

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1.4 Existing key WLEP controls

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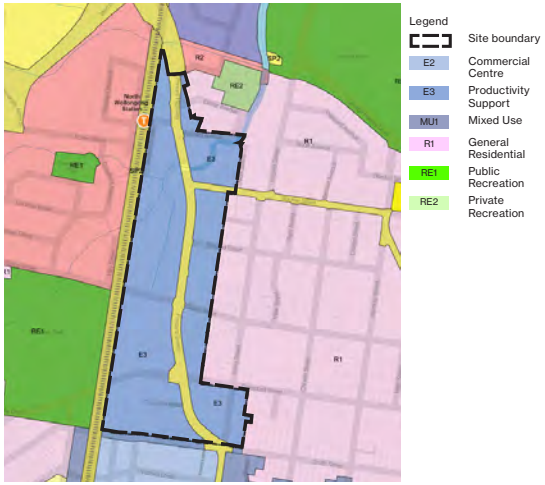


Figure 4. Existing land use map

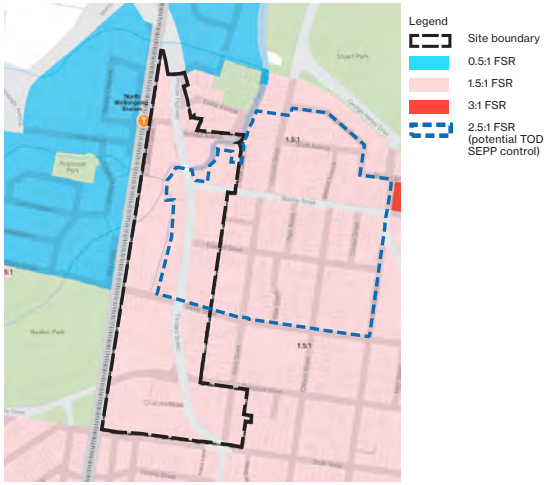


Figure 5. Existing floor space ratio map

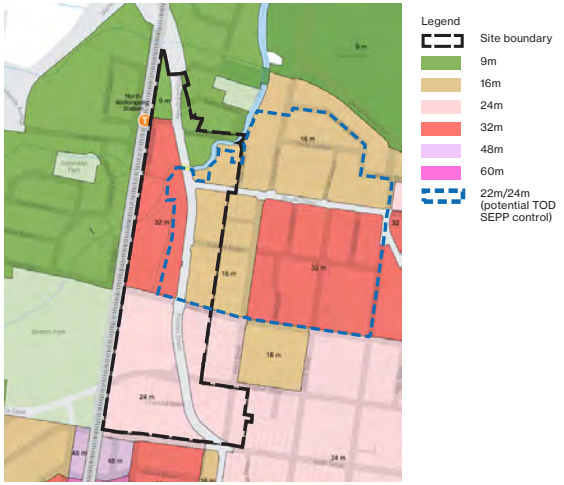


Figure 6. Existing building height map

Land Use

- Currently zoned E3 Productivity Support, which permits, with consent, a specific range of commercial, light industrial, recreation use, and hotel or motel accommodation.
- Shop-top housing and serviced apartments are an additional permitted use in the precinct. The ground floor uses for shop-top housing are restricted to the commercial and health services uses in the E3 Productivity Support land use table. As these commercial uses tend to be larger format 'bulky goods' retail, business and office premises, this can lead to poor outcomes at the street level.

Floor Space Ratio (FSR)

- 1.5:1 FSR across the entire precinct. In addition to the base FSR, development can access the following, allowing increased development potential under current controls:
  - WLEP Clause 4.4A allows an increase in the maximum FSR for sites with a street frontage greater than 20m. This increases the FSR to a maximum of 3:1 for non-residential uses and 2.5:1 for residential uses - or approximately 2.6:1 assumed for shop top/mixed use development. 100% residential uses are not permitted within the E3 zone.
  - SEPP Housing 2021 under Chapter 2 Part 2 Division 1 Infill Affordable Housing permits up to an additional 30% FSR over the permissible FSR with the provision of minimum 10%-15% affordable housing.
- The DPHI have recently exhibited the proposed TOD area for the North Wollongong TOD, where a 2.5:1 FSR control may apply. This may impact a portion of the precinct between Bourke and Gipps Street. Note: TOD controls will not apply to lots with Heritage listings.

Building height

- Maximum permissible height varies:
  - 9m (approx 2 storeys) in the northern portion.
  - 32m (approx 8 storeys) west of Flinders Street.
  - 16m (approx 4 storeys) east of Flinders Street.
  - 24m (approx 6 storeys) in the southern portion.
- In addition to the base height, the SEPP Housing 2021 under Chapter 2 Part 2 Division 1 Infill Affordable Housing permits up to an additional 30% height over the permissible height with the provision of minimum 10%-15% affordable housing. In some cases this may mean an additional 2 or 3 storeys.
- DPHI have recently exhibited the proposed TOD area for the North Wollongong TOD, where a 22m and 24m height control may apply for residential and shop top housing, respectively. This may impact a portion of the precinct between Bourke and Gipps Street. Note: TOD controls will not apply to lots with Heritage listings.

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1.5 Existing WDCP character controls

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Character
The Wollongong Development Control Plan 2009 (WDCP 2009) part 1.1 City Centre Character Areas provides character objectives for the land use zones within the City Centre boundary. The Flinders Street Precinct is described at section 11. Enterprise Corridor, it will:

'promote business activity along Flinders Street, particularly business uses requiring larger footprint buildings and good vehicular access and exposure. The area will cater also for the complementary business, office, retail and light industrial uses. The importance of Flinders Street (the Princes Highway) as a business address is reinforced by increasing the scale and activation of buildings along the street, with service uses such as parking and goods storage away from street frontages. Residential development incorporated in mixed use developments, is encouraged within walking distance of the North Wollongong rail station and in areas abutting the general residential zone to the east. The character of the area will be of an attractive city boulevard lined with trees and high quality buildings of medium scale with large showroom windows fronting the street with landscaped setbacks.'

Chapter D13, 7.3 also identifies objectives and controls to ensure that non-residential development within the enterprise corridor zone addresses:

- Provision of a mix of business, employment and retail uses along with warehouse development.
- Compatability with surrounding land uses.
- Interfaces with the public domain.
- Provision of appropriate vehicle access points, including vehicle access off Flinders Street.
- Provision of appropriate pedestrian access and ensuring pedestrian safety and amenity.
- Supporting Flinders Street as a 'boulevard'.
- Quality of construction, materials and finishes.

Additionally the precinct, being currently entirely zoned as E3 Productivity Support is identified in Part B Chapter B4 of the WDCP as a 'Peripheral Sales Precinct'. Table 1 - 'Desired characteristics of Centres and Peripheral Sales Precincts' outlines the desired character of precincts in terms of population catchment, function, accessibility, retail uses and residential uses. These largely reflect the objectives in D13 7.3 outlined above. The table notes that 'Residential uses are subservient to other uses in these precincts, and land use conflicts must be carefully managed'.

The WDCP acknowledges the unique and varied character of the Flinders Street Precinct, particularly its importance as an arrival 'boulevard' into Wollongong City Centre, with a mix of business and residential development.

This UDF reinforces the character statement within the WDCP and provides recommendations for objectives and principles, which will provide further guidance on the desired future character of the precinct.

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1.6 Key constraints

Flooding
- Land identified as a High Flood Risk Precinct or a floodway is considered unsuitable for a range of uses or intensification under the WDCP 2009 and Local Planning Direction. This would apply to large areas north of Bourke Street that are significantly impacted by a 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) event, as well some areas immediately along the creek line.
- Land identified as a Medium Flood Risk Precinct is within the Flood Planning Level and will be subject to flood-related clauses in the WLEP and WDCP, including appropriate freeboard as well as adequate access and egress requirements. This would apply to significant areas north of Bourke Street and between the railway corridor and Fairy Creek.

Development context
- A number of sites are at various stages of redevelopment. Development types range from single storey fast food development to 4-8 storey mixed use development.
- There are several strata titled sites, particularly along the eastern side of Flinders Street, that are considered unlikely to change in future. This consists of predominantly walk up apartments up to 4 storeys. This may leave some sites isolated to future redevelopment.
- Heritage items are considered unlikely to change significantly and may include some adaptive reuse.
- The above development constraints means that future development may be piecemeal and patchy needing well-considered design guidance to ensure that built form and streetscape outcomes are reflective of the desired character and vision for the precinct.

Views
- The balance between increased height and scale and the retention of key view corridors to Mount Keira is an important consideration. Clear view protection and built form controls will be needed to ensure these views are retained and celebrated.

Access and movement
- Flinders Street will continue to be a key vehicle corridor into Wollongong City Centre, and for a few sites, is the only access point. It is also a Tier 1 bus route and is an important connection to North Wollongong Station.
- The busy Flinders Street along with the mixed public domain quality along the corridor creates poor amenity for pedestrians.
- The area is bounded by the railway corridor on the west with a single vehicle connection along the south along Throsby Drive. This road is not pedestrian friendly, and there is only three other pedestrian connections across the rail line; one through the North Wollongong Station concourse, a pedestrian underpass at Smith Street linking to Denison Street, and one located at the railway overpass at the northern end of the precinct. There is limited access to key destinations to the west such as Beaton Park, Wollongong TAFE and University of Wollongong and Gwynneville Village Centre.
- Connections from the Precinct towards the east and the beaches are challenging due to the sloping terrain.

Zoning
- Within the E3 zone, only a limited number of commercial uses are permitted. This restricts the uses that can be developed on the ground floor of a shop-top housing development.
- Rezoning land within the flood planning area to another zone which increases the permissibility of residential uses is not consistent with Local Planning Direction 4.1 Flooding. This may mean that existing zoning may need to remain in some cases, even where another zone may be seen as a 'better fit'.

Access to open space
- The precinct does not include any public open space and access to public open space outside the precinct is limited due to distance and access constraints..

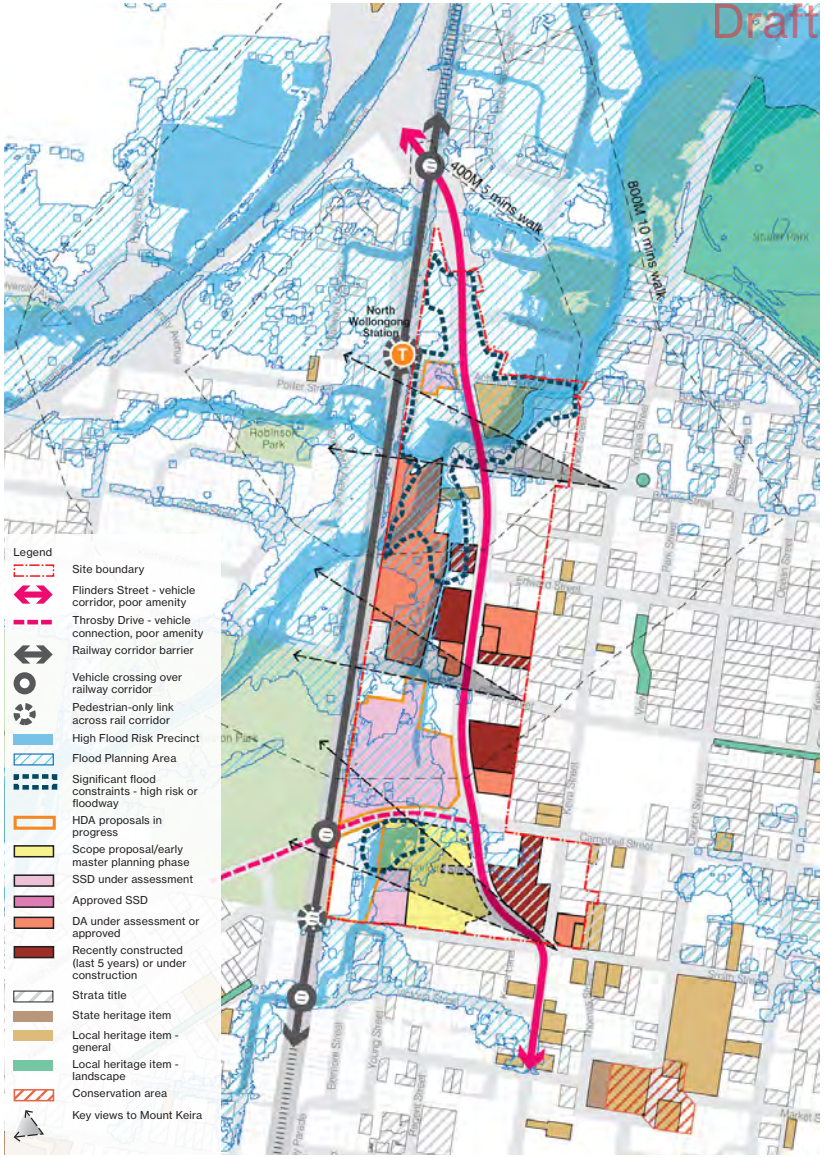


Figure 7. Key constraints map

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1.7 Key opportunities

1. Retain E3 Productivity Support zoning in the northern portion of the precinct due to flooding constraint and suitability for commercial development.
2. Retain E3 Productivity Support zoning along the western side of the Fairy Creek riparian corridor due to flooding constraints, and large lots suitable for large floor plate and/or commercial uses.
3. Reinforce Flinders Street as a mixed use corridor offering a variety of business, retail and residential uses.
4. Enhance the character and role of Flinders Street as a entry 'boulevard' into the Wollongong City Centre and increase greening and public domain amenity.
5. Ensure that future development preserves key view corridors west towards Mount Keira.
6. Activate the entry point around North Wollongong Station with retail attractors to support students, residents, visitors and commuters going through the precinct. This would require additional permitted uses.
7. Retain and enhance the heritage-listed North Wollongong Hotel as a key attractor.
8. Create a key activity node at the junction of Flinders/Keira/Smith Street marking the entry point into the precinct and connection further south to the Wollongong City Centre.
9. Create an activity node at the junction of Flinders and Gipps Street including activation at ground.
10. Continue to preserve and regenerate the riparian corridor as the precinct evolves over time.
11. Investigate the opportunity to provide east-west shared paths across the railway corridor.
12. Improve the existing pedestrian and cycle underpass between Smith Street and Denison Street.
13. Support active transport (cycle) connections east-west across the precinct to key destinations.
14. Reinforce and enhance Flinders Street as a key walking and cycling connection from North Wollongong Train Station and residential areas and ensure pedestrian safety.
15. Investigate opportunities for key/large sites to provide through site links and open space.
16. Support public transport use and improve bus stop infrastructure along Flinders Street.

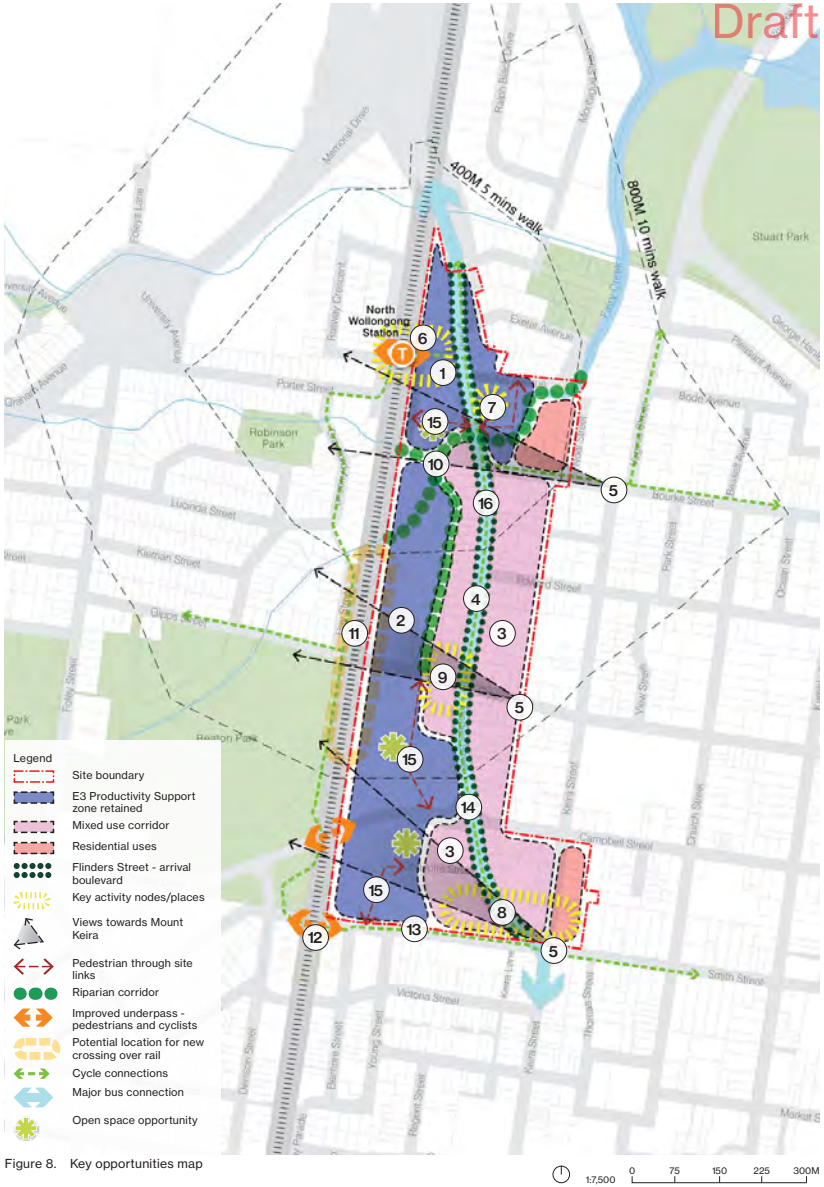


Figure 8. Key opportunities map

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2

VISION AND PRINCIPLES

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2.1 Vision

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The Flinders Street Precinct is the key arrival boulevard into the Wollongong City Centre. It is a place where a mix of businesses can thrive, while also supporting other uses such as apartment living, within a walk and cycle of North Wollongong Station, the city centre and the beach.



01

Mid to high-rise built form with active commercial uses at the ground floor and apartments above

A mixed use corridor of mid to high rise development will define Flinders Street, with active commercial uses fronting the street, tree lined setbacks, and apartments above. Gateway development at the southern end of Flinders Street creates a mixed use attractor and provides a transition to the city centre character further south.

The northern gateway will have a commercial focus with a key activity node at the Station. Employment uses including warehousing, light industrial and commercial are retained along the railway corridor.

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Development within the precinct is well-considered and designed to be climate responsive and address issues of flooding and urban heat island effect.

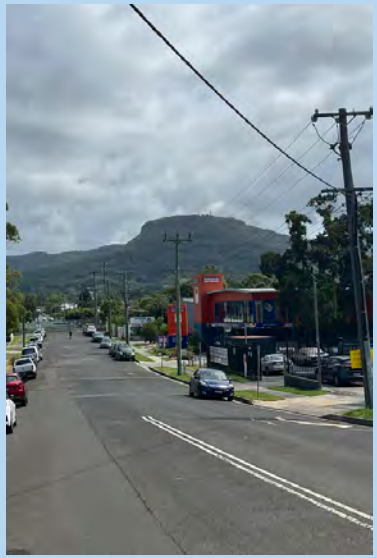
02

Building design responds to flood constraints and ensures safe access for residents, workers and visitors









The Flinders Street Precinct responds to its unique context along Fairy Creek and with Mount Keira, Mount Kembla and the escarpment overlooking, acknowledging Aboriginal cultural and spiritual connections to Country.

03

New development sensitively interfaces with Fairy Creek and enhances its ecological and landscape values

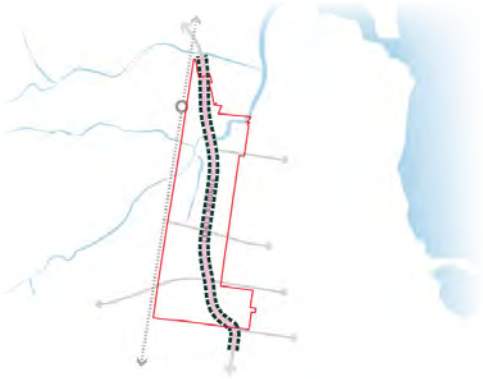
04

Important views towards Mount Keira are retained to celebrate and respect its landscape, cultural and spiritual values

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2.2 Design Principles

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Arrival boulevard
Reinforce Flinders Street as the key arrival boulevard into Wollongong City Centre with opportunities for high density mixed use development and improved public domain amenity.



Sub-precincts
Identify distinct sub-precincts that define varying land use, built form and streetscape character of the Flinders Street Precinct.

- North Wollongong sub-precinct
- Fairy Creek South sub-precinct
- Flinders Street East sub-precinct
- Flinders Street West sub-precinct
- Parkside sub-precinct
- Gateway South sub-precinct
- Flinders Street South sub-precinct
- Coach House sub-precinct



Key places and attractors
Establish activity nodes that attract people to key places in the precinct.

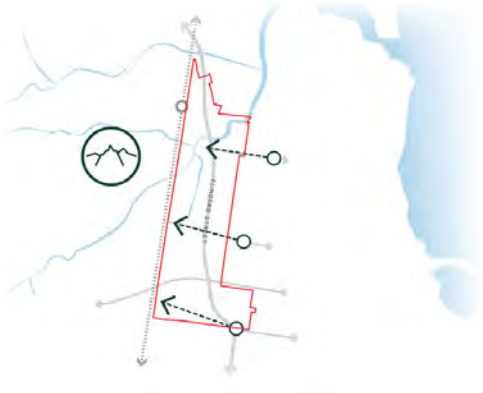
- North Wollongong Station node
- North Wollongong Hotel node
- Gipps Street node
- Southern Gateway node

Figure 9. Design principles

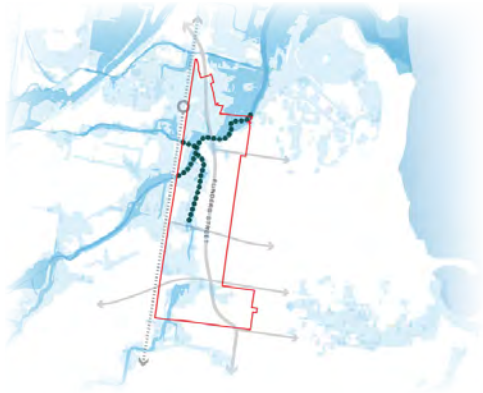
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Design Principles

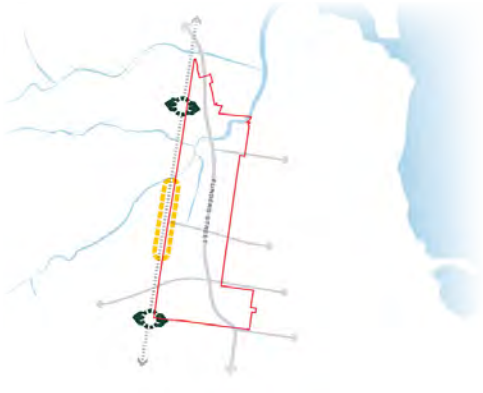
Draft



Views to Mount Keira
Preserve and celebrate key view corridors and vistas to Mount Keira, an important feature of the landscape that holds significant cultural and spiritual value for the Aboriginal community and is highly valued by the wider community for its contribution to the identity and character of the area.



Fairy Creek riparian corridor
Preserve the Fairy Creek riparian corridor and ensure that future development addresses potential flooding issues, preserves ecological and Aboriginal cultural values, and enhances the landscape character.



East-west connections
Enhance existing pedestrian and cycle crossing across the railway corridor to improve linkages to key destinations including education, open spaces, the city centre and the beach.

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2.3 Position Statements

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The adjacent position statements set clear objectives and actions for the Flinders Street Precinct.

1. Adapt zoning and heights to enable some areas within the precinct to become thriving mixed-use neighbourhoods with increased housing provision including affordable housing.
2. Maintain the current zoning and development capacity in areas not suited to intensification due to flood affectations.
3. Ensure the urban form (height and density) of the precinct is contextual, and does not compete with that of the adjacent Commercial Centre Zone, or establish an urban form anomaly in relation to the adjacent low density residential and general residential zones.
4. Plan for the provision of new public open space and improved connections to existing open space, pedestrian permeability and amenity, cycling infrastructure and vehicle movement commensurate with the planned increased density.
5. Maintain public views from key locations at Bourke, Gipps and Keira Streets to Mt Keira by limiting building heights in these view corridors, noting their Aboriginal Cultural significance, and value to the broader community.
6. Improve the health and attractiveness of the Fairy Creek Riparian Corridor, noting its Aboriginal Cultural significance and potential contribution to improving biodiversity and healthy natural systems in the precinct.
7. Contribute to the community's net zero operational emissions target by 2050 and reducing emissions from embodied carbon through low carbon design and construction.
8. Plan for high quality architecture and public domain that is liveable, functional, productive and attractive.

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2.4 Structure Plan

The Structure Plan describes the key structuring moves for the Flinders Street Precinct, including the approach to built form and land use, view protection, riparian corridors and connections.

Connecting with Country

- Acknowledge and celebrate the profound spiritual value of Mount Keira, Mount Kembla and the Illawarra escarpment and ensure visual connections to these cultural landmarks are retained.
- Celebrate the views to the coast from Mount Keira and ensure that the growing city enhances and does not detract from these visual and cultural connections.
- Respect and revitalise Fairy Creek which holds significant environmental and cultural value.
- Utilise visual and natural landmarks of Country including the creeks and fig trees as focal points for open spaces and places for gathering, sharing and placemaking.
- Engage with Aboriginal Elders and Community to embed Connection with Country principles through development.

Built form and land use

- Retain E3 Productivity Support zoning along the western portion of the precinct to provide a mix of uses including employment.
- Rezone Flinders Street to MU1 Mixed Use to reinforce Flinders Street as a mixed use corridor offering a variety of business, retail and residential uses.
- Support housing opportunities within non-high risk flood affected areas within walking distance of North Wollongong Station and Wollongong City Centre, including within the proposed TOD area.
- Create key nodes within the precinct, including at North Wollongong Station, North Wollongong Hotel, Gipps Street, and at the Flinders/Smith/Keira Street intersection to focus activity.
- Identify key sites that can provide high quality development outcomes as well as provision of through site links and open space.

View protection

- Ensure that development retains key view corridors to Mount Keira from Smith Street, Gipps Street and Bourke Street.

Riparian corridors and flooding

- Enhance the Fairy Creek riparian corridor which holds environmental and cultural value.
- Ensure future development responds to flooding considerations with excellent design outcomes for the public domain.

Connections

- Reinforce Flinders Street as the arrival boulevard into the Wollongong City Centre and enhance the streetscape character.
- Improve the public domain amenity of the precinct and encourage walking and cycling.
- Improve public transport access and amenity, including improved streetscape at bus stops and connectivity to the station.

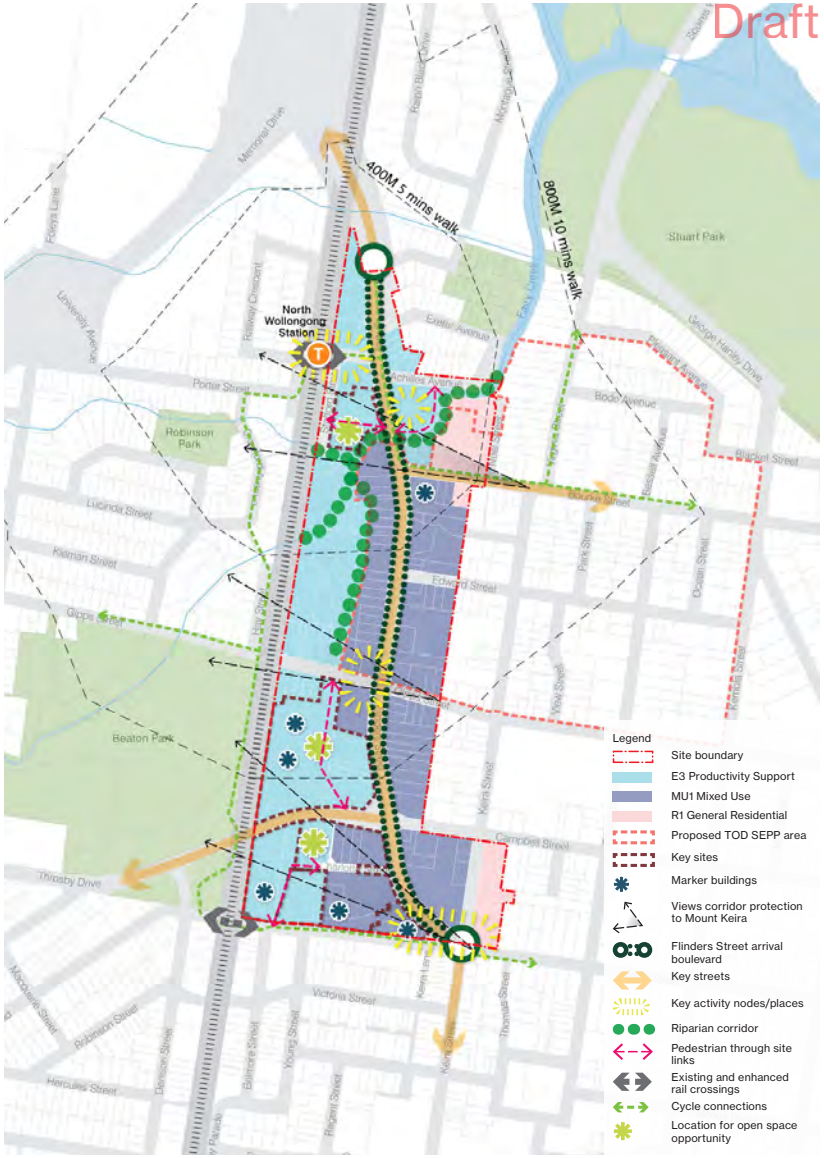


Figure 10. Structure plan

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3

PRECINCT APPROACH

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3.1 Setbacks, street frontage height and activation

Draft

The approach to setbacks, street frontage height and activation is based on a combination of WDCP guidelines and proposed controls to shape the streetscape character of the Flinders Street Precinct.

Key principles and controls

Street setbacks

- Nil setback along Station and Stafford Streets adjacent to North Wollongong Station (WDCP 2009).
- 4m setback along Flinders Street (WDCP 2009) for footpath widening.
- Proposed 3m setback along Keira Street.
- Proposed 4m setback on all other streets for footpath widening and increased landscape and tree canopy, as well as to transition to the residential uses east of the precinct.
- Proposed 9m setback to the busy Throsby Drive and retain landscape edge.
- Setbacks to railway corridor based on transport requirements.

Street frontage height

- Proposed street frontage height along Flinders, Gipps, Station and Stafford Street that is equivalent to 2 typical levels of commercial/retail uses or single level of large format/showroom retail.
- 4 storey street frontage height on side streets interfacing with adjacent residential areas.

Activation

- Activity nodes at North Wollongong Station, North Wollongong Hotel, the intersection of Flinders and Gipps Street, and at the southern gateway at the intersection of Flinders, Keira and Smith Streets. This includes focal points for retail activation at the ground floor, and public domain enhancement.
- Generally active frontages encouraged along Station and Stafford Streets at North Wollongong Station, along Flinders Streets including wrapping to side streets and Smith Street.

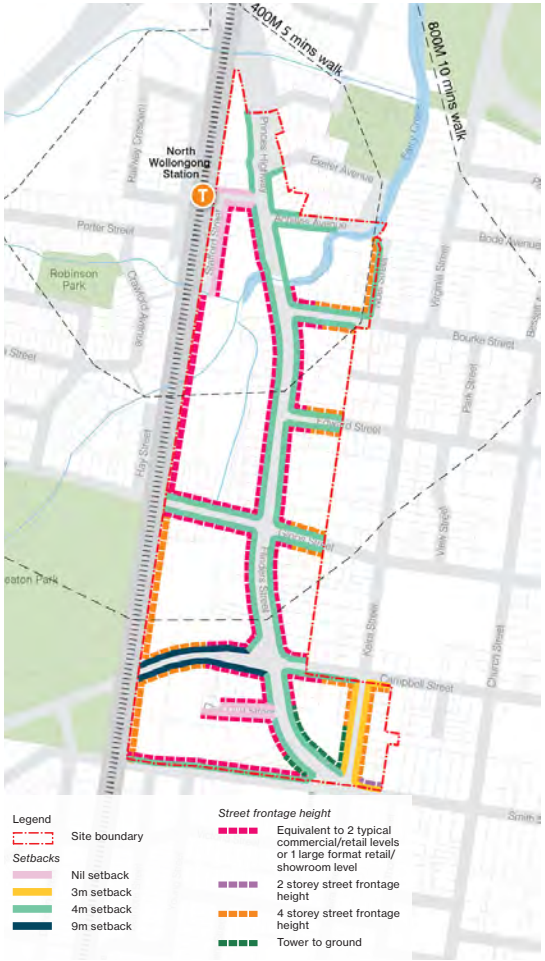


Figure 11. Setbacks and street frontage height map

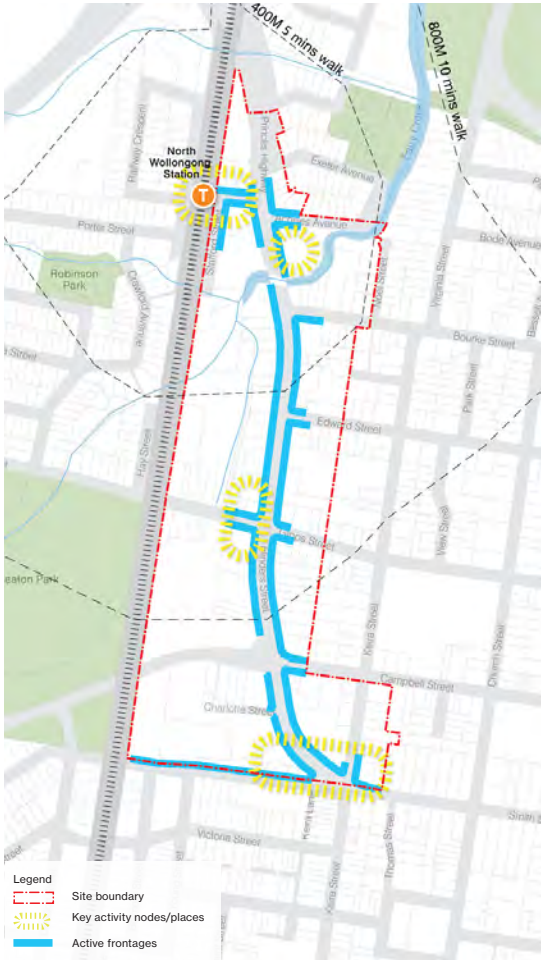


Figure 12. Active frontages and activity nodes map

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3.2 Building height and scale

Draft

Key principles and controls

- Define the built form character and scale along the Flinders Street mixed use corridor, with maximum heights ranging between 8-15 storeys.
- Retain existing height and FSR controls north of Bourke Street due to existing flood constraints.
- Ensure that built form height and scale responds to the nominated view protection corridors to Mount Keira (see 3.4 View Protection for further detail).
- Support marker towers across the precinct, ranging between 12-15 storeys to act as key buildings that help to anchor and distinguish the precinct.
- Provide increased height along Smith Street of up to 15 storeys, to integrate with the existing height corridor and transition to the city centre context.
- Ensure that areas with increased height provide well-separated tower forms that maximise solar and visual amenity, and opportunities for deep soil and landscaping at ground.

Height (m)	No. of storeys
9m	2 storeys
16m	4 storeys
24m	6-7 storeys
32m	8-9 storeys
40m	11-12 storeys
52m	14-15 storeys

Considerations relevant to setting height controls

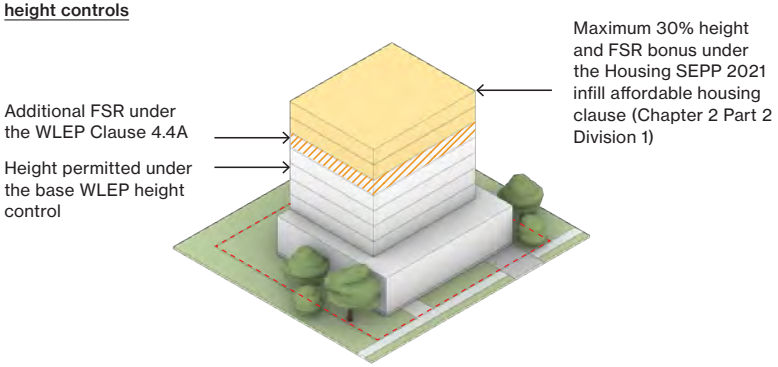


Figure 13. Considerations relevant to setting height controls

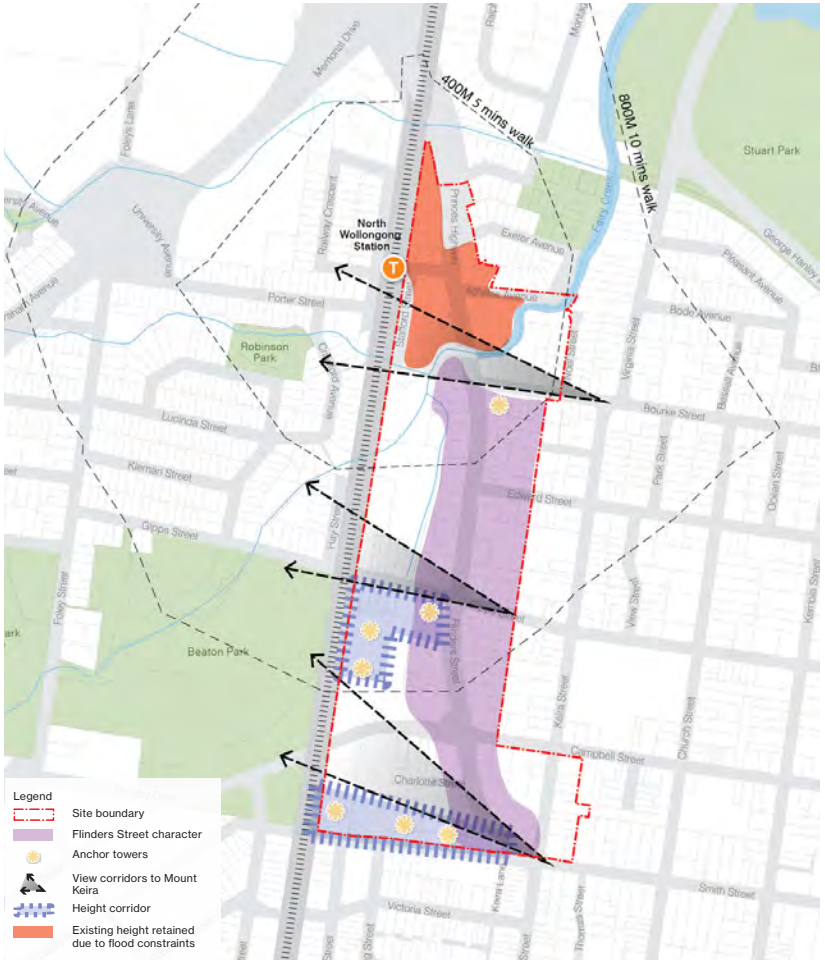


Figure 14. Approach to building heights map

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3.3 Building typologies

Draft

The Flinders Street Precinct will support a range of commercial, mixed use and residential development. The following describes the key built form outcomes and parameters for each building typology.

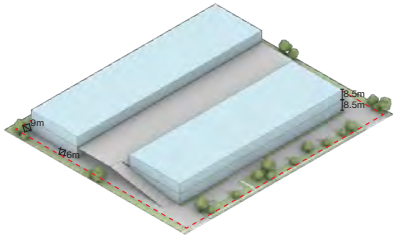


Figure 15. Typical warehouse typology

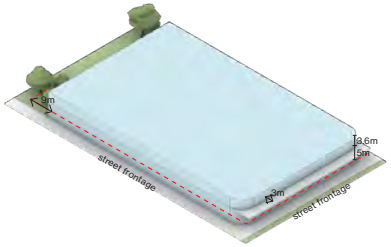


Figure 16. Typical commercial typology

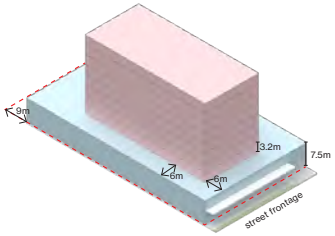


Figure 17. Typical mixed use typology

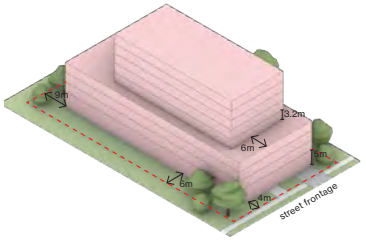


Figure 18. Typical residential typology

Warehouse
The warehouse typology supports employment uses that require large footprint buildings and circulation spaces. Deep soil, tree planting and landscape is encouraged within setbacks to balance the development footprint and support landscape character and amenity.

- Typically two large warehouse levels with mezzanines; 8.5m floor to floor height (combined ground and mezzanine levels).
- Street frontage setback of 4m; generally site specific.
- Side setbacks of 6m and rear setbacks of 9m.
- In flood affected areas, floor levels will need to respond to flood requirements.

Commercial
The precinct supports a range of employment uses with opportunity for retail activation at the ground floor.

- Typically 5m floor to floor height at the ground floor and 3.6m floor to floor height for other levels.
- Street frontage setback of 0-4m; generally site specific.
- Rear setback of 9m.
- 3m continuous awnings; site specific.
- In flood affected areas, floor levels will need to respond to flood requirements.

Mixed use - commercial street frontage height with residential above
This mixed use typology supports showroom and large format retail or a fine grain mix of commercial uses at the ground floor with residential uses well setback above to respond to the interface and amenity considerations of busy streets such as Flinders Street.

- Allows retail/commercial at ground with residential uses above. A single retail/commercial level with a 7.5m floor to floor height for showroom or large format retail, or two storeys for smaller retail/commercial uses.
- Residential 3.2m floor to floor height.
- Street frontage setback of 0m; site specific.
- Side setback of 0m and rear setback of 9m.
- 6m setback above the retail/commercial ground floor; site specific.
- In flood affected areas, floor levels will need to respond to flood requirements.

Residential
Residential or shop top development to the east of the precinct supports a 4 storey street frontage height typology which integrates with the surrounding residential context. Generous setbacks and separation ensure that good amenity and landscape outcomes can be achieved.

- Allows residential or retail ground floor with a 5m floor to floor height and residential above with a 3.2m floor to floor height.
- Street frontage setback of 0-4m; generally site specific.
- Side setback of 6m and rear setback of 9m.
- 3-6m setback above the street frontage height.
- In flood affected areas, floor levels will need to respond to flood requirements.

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3.4 View protection

Draft

Key principles and controls

- Protect views to Mount Keira from key locations. Building height and upper level setback requirements are proposed to ensure that key view corridors are retained. These view corridors include:
  1. Bourke Street view corridor (near the intersection with Keira Street)
  2. Gipps Street view corridor
  3. Smith Street view corridor (near the intersection with Flinders and Keira Street).

  Sites that may be impacted and partially impacted by the view protection controls are highlighted in the adjacent map and relevant height controls are described in the table.
- Encourage slender buildings and appropriate separation to ensure that intermittent views to Mount Keira, Mount Kembla and the escarpment can be provided between buildings.
- All development proposals are to provide a visual impact assessment to ensure that the visual bulk and scale of development is minimised, and demonstrate that the nominated view corridors to Mount Keira are maintained.

Block ID	Maximum heights*
Bourke Street view corridor	
B1	17m
B2	32m
B3	15m
Gipps Street view corridor	
G1	20m
G2	32m
G3	32m
G4	32m
Smith Street view corridor	
S1	24m
S2	24m
S3	24m
S4	34m

*The maximum heights apply to areas within the view cone (in adjacent map) and not the entire site.

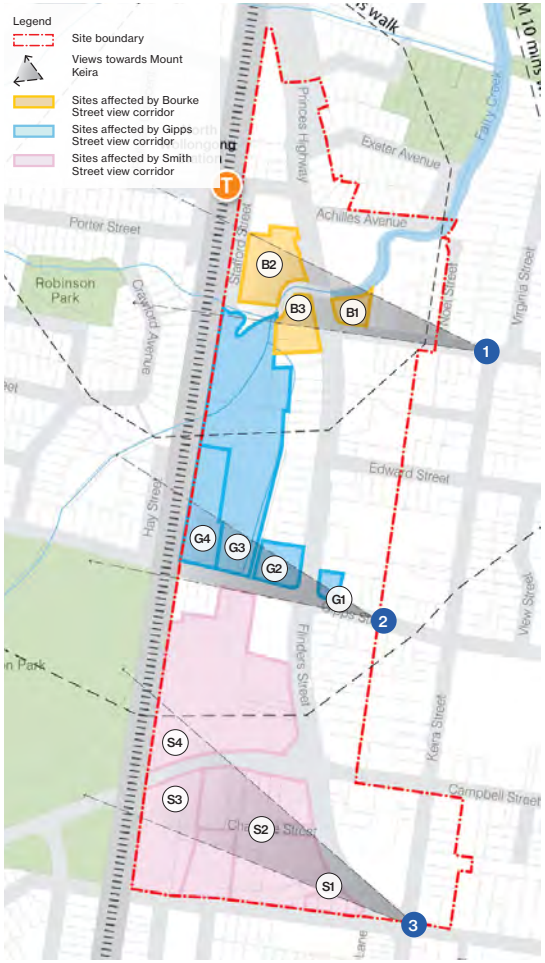


Figure 19. View corridor protection map



Existing view from Bourke Street



Existing view from Gipps Street



Existing view from Smith Street

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3.5 Riparian corridors and flooding

Draft

Key principles and controls

Flooding

- Locate development within areas that are least flood constrained. Areas that are identified as being high flood risk or floodways are unsuitable for a range of uses or increased uses under the WDCP 2009 and the Local Planning Direction 4.1. This predominantly applies to areas north of Bourke Street which are significantly inundated during a 1% AEP and PMF event, within lots and the street network. This will impact access and evacuation.
- Development located within the flood planning area to provide appropriate freeboard as well as adequate access and egress (WDCP 2009 - Chapter E13 - Flood Planning Management). Ensure that development considers design solutions that provide appropriate access and building interfaces, particularly in areas that require a freeboard.
- Proposed development within a flood prone area will be required to demonstrate compliance with Wollongong LEP 2009 and WDCP 2009 Chapter E13.

Riparian corridors

- Preserve and enhance the landscape character of Fairy Creek in consultation with Aboriginal Community.
- Development to be setback from the creek corridor. Some areas may require increased setbacks to the creek to respond to both the ecological preservation of the corridor and additional flooding requirements.
- Contribute to the landscape character of the creek particularly where it has been channelised.
- Provide a 10m setback from Fairy Creek (from top of bank), indicatively shown on the adjacent map (WDCP 2009 - Chapter E23 - Riparian Land Management - Table 1 Minimum Width Requirements for Riparian Corridors).
- Provide a 10m setback from Fairy Creek where it is a concrete drainage channel (from top of channel).

Significant trees

- Retain and preserve existing trees and vegetation including significant trees.
- Retain existing mature fig trees (shown on aerial plan below), identified as having Aboriginal cultural and environmental significance.



Figure 20. Significant trees map

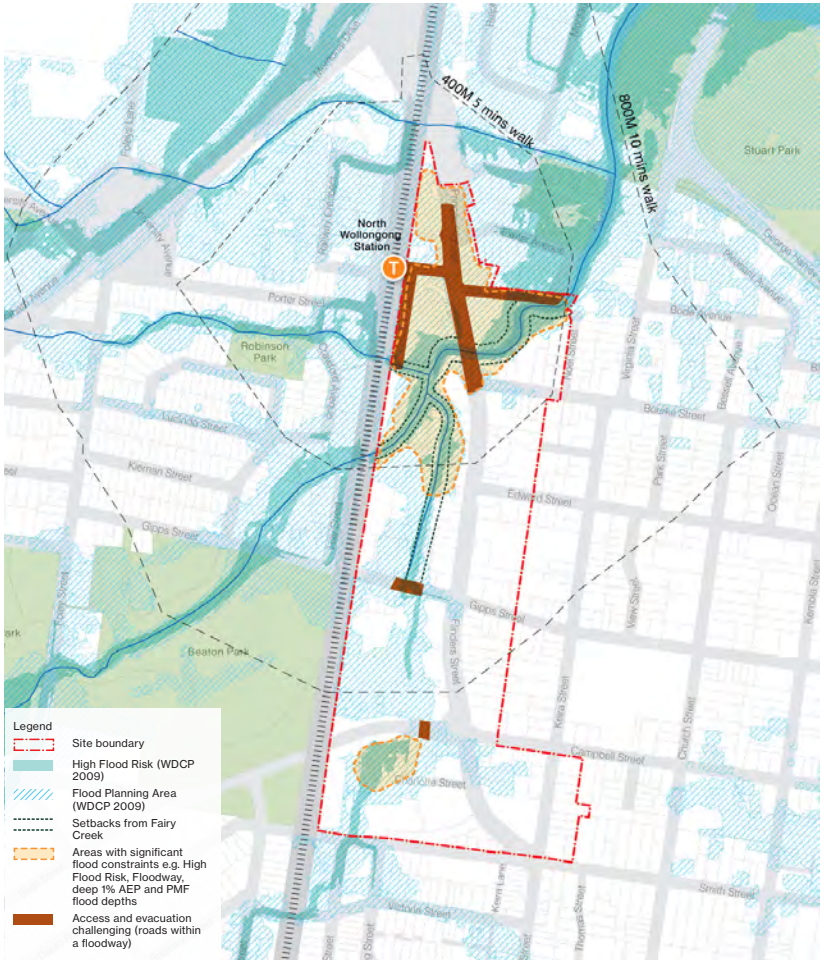


Figure 21. Flooding and riparian corridors strategy map

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3.6 Connections and open space

Draft

Key principles and controls

- Vehicle access to sites is to be from side streets.
- Minimise driveway crossovers.
- Create through site links in key areas to encourage pedestrian permeability.
- Define Flinders Street as an arrival boulevard into Wollongong by enhancing the public domain amenity and character.
- Improve the streetscape through increased street trees and landscaping to create a better and more comfortable pedestrian experience which meets CPTED both day and night.
- Encourage key large sites within the precinct to provide much-needed publicly accessible open space and create opportunities activation and increased amenity.
- Investigate opportunities to provide more east-west connections over the railway corridor, particularly in the vicinity of Gipps Street.
- Promote Flinders Street as a key corridor for walking, cycling and public transport use.
- Improve CPTED cycling routes along Flinders Street to support daytime and nighttime cycling connections. The existing main cycling route along the western side of the railway link is currently only for daytime use due to safety issues at night. Flinders Street will be the only all-day walking and cycling route due to lighting and passive surveillance and direct route in/out of the city.

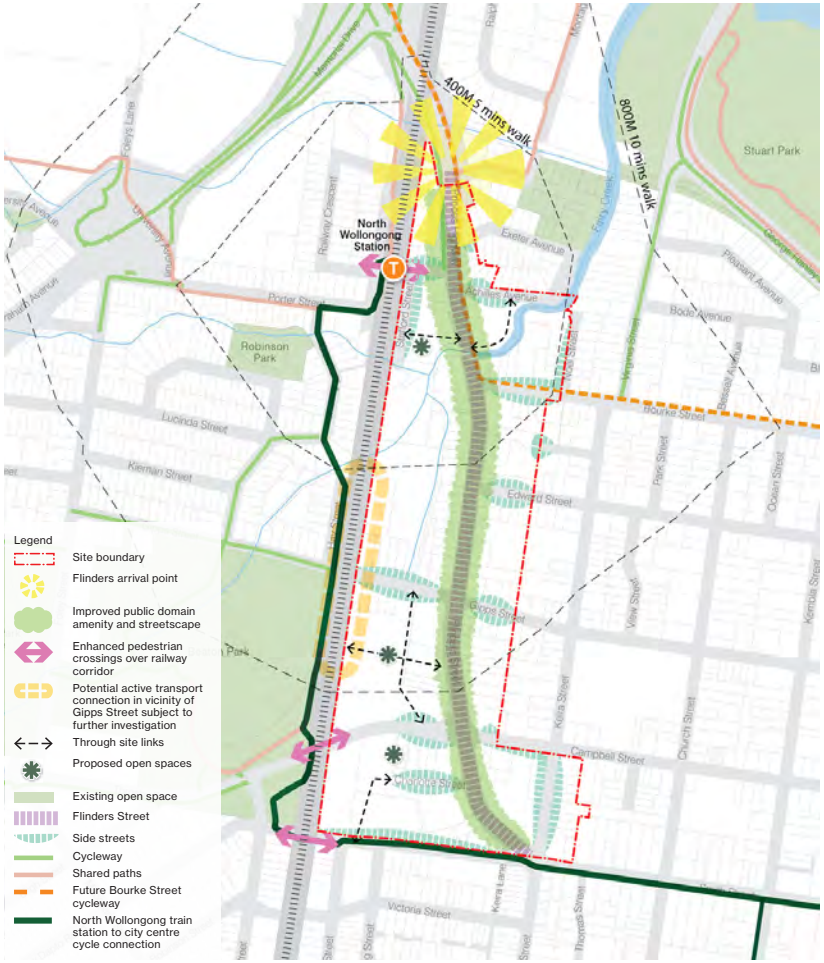


Figure 22. Access and connections strategy map

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Connections and open space

Draft

The following street sections describe the proposed future streetscape and built form character of key streets including Flinders Street, Bourke Street and Smith Street.

Flinders Street north
Flinders Street north is the key vehicle arrival point into Wollongong from the highway. This street section is taken along Flinders Street near Station Street looking south, and consists of the following key features:

- This portion of Flinders Street has seven car lanes as it is the entrance from the Princes Highway. To note the middle travel lane to the left of the road divider is a turn bay which takes you onto Station Street (and therefore to the train station shown at the right of the section).
- A generous front setback allows for pedestrian footpaths and awnings along the ground floor. The remaining verge is reserved for a vegetation buffer with opportunities for tree planting.
- This area is proposed to be predominantly low scale large format commercial uses.
- Floor levels should respond to flooding issues and create a well-designed interface with the public domain.
- The area to the left (east) of the section adjacent to the commercial building is predominantly existing low scale residential.

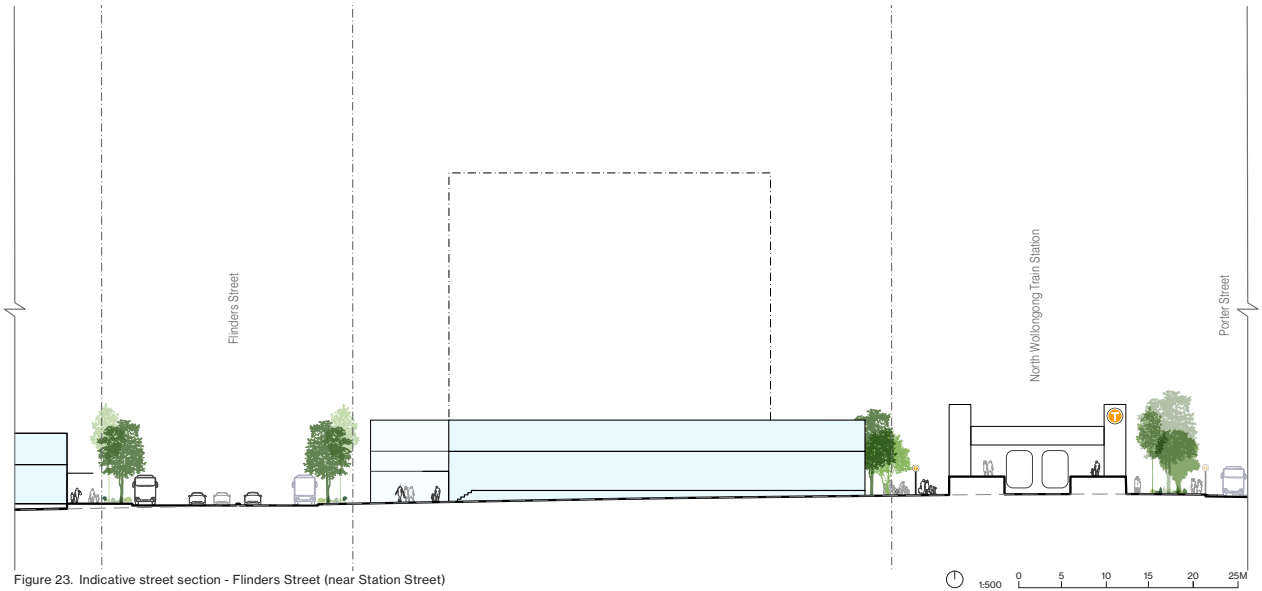
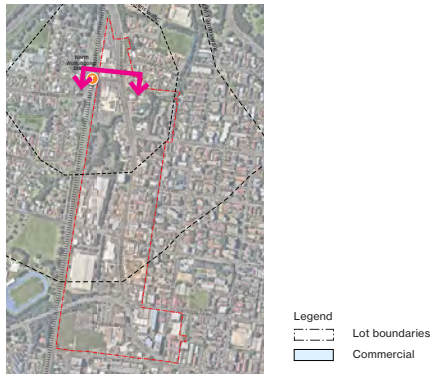


Figure 23. Indicative street section - Flinders Street (near Station Street)



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Connections and open space

Draft

Bourke Street
Bourke Street is an important connection linking Flinders Street to the beach further east. Currently an arterial road, a shared path is also proposed that supports walking and cycling across the area.

This street section is taken along Bourke Street near the intersection with Flinders Street looking west, and consists of the following key features:

- The street has three car lanes, which shifts into four car lanes further east along Bourke Street.
- Front setbacks allow for pedestrian footpaths and awnings along the street frontage and opportunities for increased tree planting. The remaining verge on the northern side of the street is for an increased footpath which will become a shareway that will support cycling, as well landscape and street trees.
- This intersection is proposed to be shop-top housing where it interfaces with Flinders Street. These proposed buildings have a 1 to 2 storey street frontage height with an upper setback for the levels above. The area adjoins walk up apartments to the east.
- Seen in the background of the section is a preserved view corridor towards Mount Keira. Additional height controls within this view corridor ensures that visual connections to Mount Keira are retained.
- On the right side (north) of the section is Fairy Creek riparian corridor, where development must provide a setback to the creek.
- Floor levels should respond to flooding issues and create a well-designed interface with the public domain.

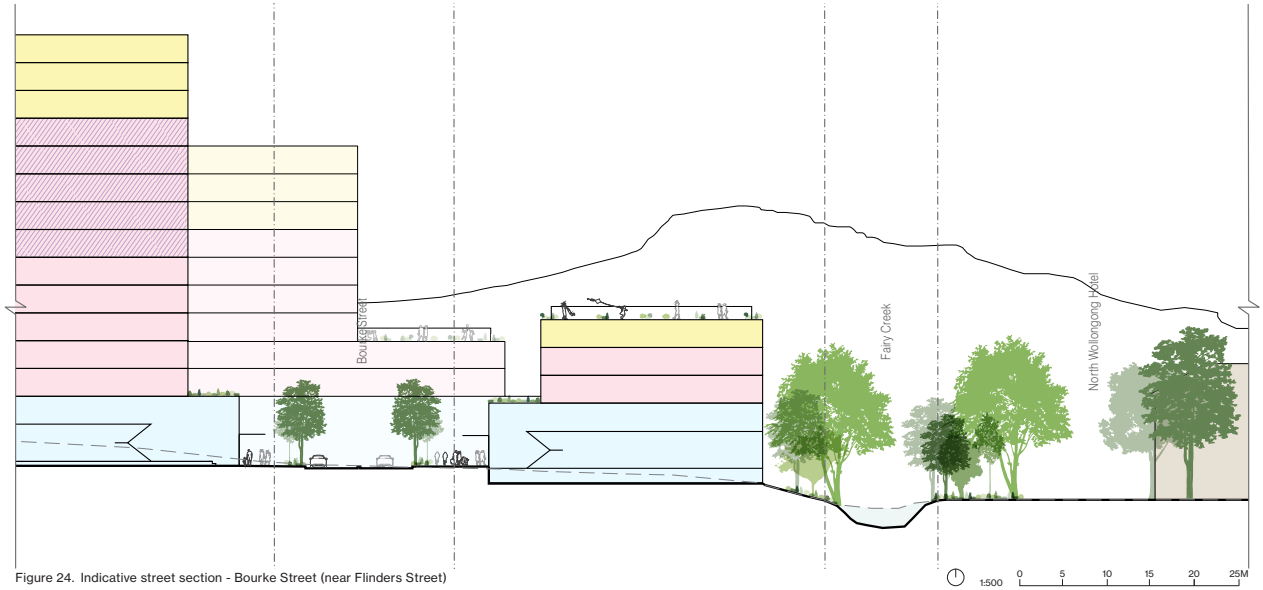
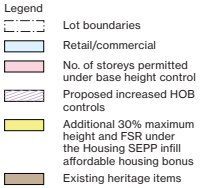


Figure 24. Indicative street section - Bourke Street (near Flinders Street)





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Connections and open space

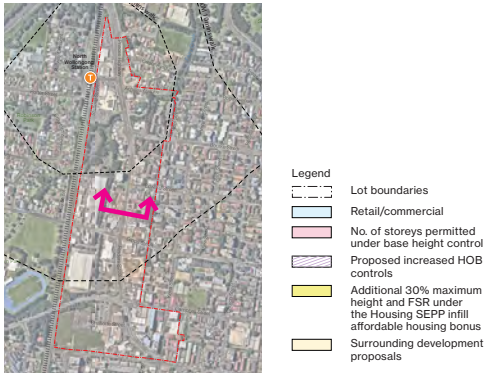
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Flinders Street (near Gipps Street)
Flinders Street is the major movement corridor into Wollongong CBD. This street section is taken along Flinders Street near Gipps Street looking north, and consists of the following key features:

- This portion of Flinders Street has four car lanes, two in each direction.
- Front setbacks allow for pedestrian footpaths and awnings along the street frontage. The remainder of the verge allows for a widened footpath and vegetation buffer, including increased landscaping and street trees.
- This area is proposed to be predominantly shop-top housing. These proposed buildings have a 1 to 2 storey street frontage height with an upper setback for the levels above.
- The development shown to the left (west) of the section is a current development proposal that is under construction.
- On the left side (west) of the section cuts through the Fairy Creek riparian corridor Development along the creek line should be setback from the creek.
- Floor levels should respond to flooding issues and create a well-designed interface with the public domain.



Figure 25. Indicative street section - Flinders Street (near Gipps Street)



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Connections and open space

Draft

Smith Street
Smith Street is a key east-west street that provides local access, including a recently constructed cycleway. Smith Street bounds the Flinders Street Precinct along the south, and has a transitional character, interfacing with mixed residential uses, commercial uses and fine grain shops.

This street section is taken along Smith Street looking west near the intersection with Keira and Flinders Streets, and consists of the following key features:

- The street has four car lanes, two of which are reserved for on street parallel parking. On the northern side of the street is a separated cycleway.
- Street setbacks allow for widened pedestrian footpaths and awnings along the ground floor, and opportunities for increased landscape and street trees.
- This area is proposed to be predominantly shop-top housing. These proposed buildings have a 1 to 2 storey street frontage height with an upper setback for the levels above.
- The development on the left side (south) of the section is an existing 2 to 3 storey townhouse block. Variation in building height and form addresses this interface and transition in scale.

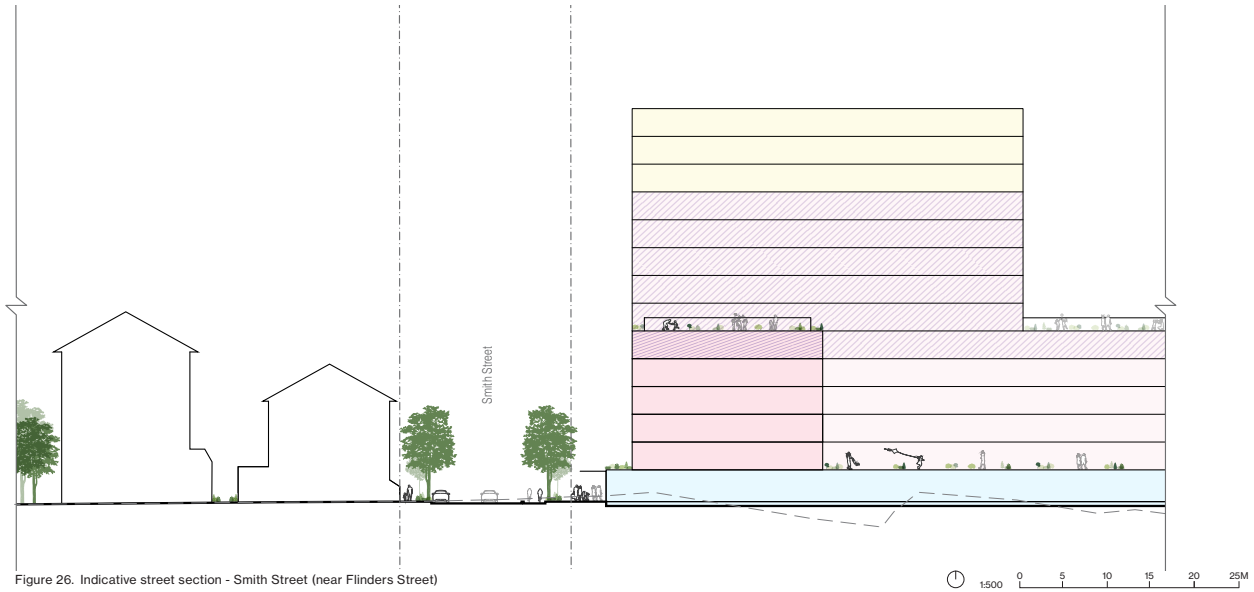
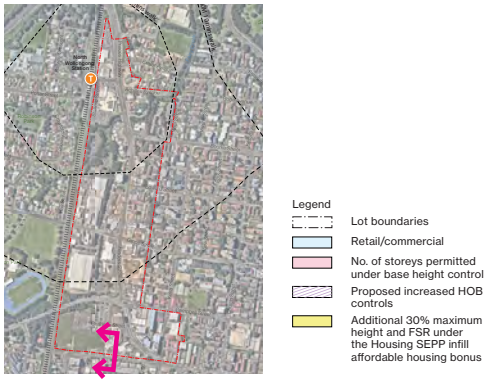


Figure 26. Indicative street section - Smith Street (near Flinders Street)



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4

SUB-PRECINCTS

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4.1 Sub-precinct overview

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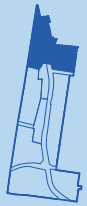
There are eight sub-precincts that shape the built form and land use character of the Flinders Street Precinct.



Figure 27. Overview of sub-precincts

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4.2 North Wollongong sub-precinct



The North Wollongong sub-precinct is a commercial node at the northern entrypoint into Wollongong, with access to North Wollongong Station. The sub-precinct supports a range of showroom retail with some retail activation including food and beverage and a supermarket next to the station.



Flinders Street Precinct Wollongong City Council

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Draft

Design guidance

Zoning

- Retain the E3 Productivity Support zoning in the areas north of Fairy Creek due to flooding constraints. Prioritise commercial/retail uses.
- Engage with DPHI to enable TOD SEPP controls for the eastern portion of the sub-precinct along Bourke and Noel Streets, which interfaces with existing residential.

Built form

- Create an activity node on Station and Stafford Streets capitalising on its proximity to North Wollongong Station. Activate the ground floor with retail, and commercial uses above. Additional permitted uses (APUs) to be explored to encourage retail diversity.
- Provide a nil setback along Stafford and Station Streets with an additional 3m setback above the ground floor. Provide active frontages and awnings to improve public domain amenity and support outdoor dining.
- Identify a key site at 6 Flinders Street with the opportunity to provide high quality development with activation opportunities, through site links and open space.
- Enhance the existing attractor created by the heritage-listed North Wollongong Hotel.

View protection

- Retain the view corridor looking west towards Mount Keira from Bourke Street:
  - For development at the corner of Bourke and Flinders Street - Limit height to 19m (approximately 4 storeys).
  - For development along Stafford Street within the view corridor - Limit height to 32m (approximately 8 storeys).

Flooding

- Prioritise development in areas with fewer flood constraints. Some areas to the north of Fairy Creek are considered high hazard for flooding and are unsuitable for a range of uses and for uplift.
- Provide a minimum 10m setback from the Fairy Creek corridor (top of bank - survey and flood study required).
- Encourage well-considered design in flood-prone areas to ensure appropriate access and building interfaces are provided, particularly where there are freeboard requirements for land within the flood planning area.

Landscape

- Restore and enhance the riparian corridor and provide increased vegetation and tree canopy including native flora.
- Enhance the streetscape character by providing street trees and landscape along key frontages within the front setback.
- Retain existing vegetation and mature trees, including the heritage-listed trees behind North Wollongong Hotel and fig trees that have been identified as having cultural value.

Access and links

- Prioritise vehicle access on side streets, and not on Flinders Street where possible, and limit driveway crossovers.
- Provide a pedestrian through site link between Flinders and Stafford Street and Flinders Street and Achilles Avenue.

North Wollongong sub-precinct

Draft

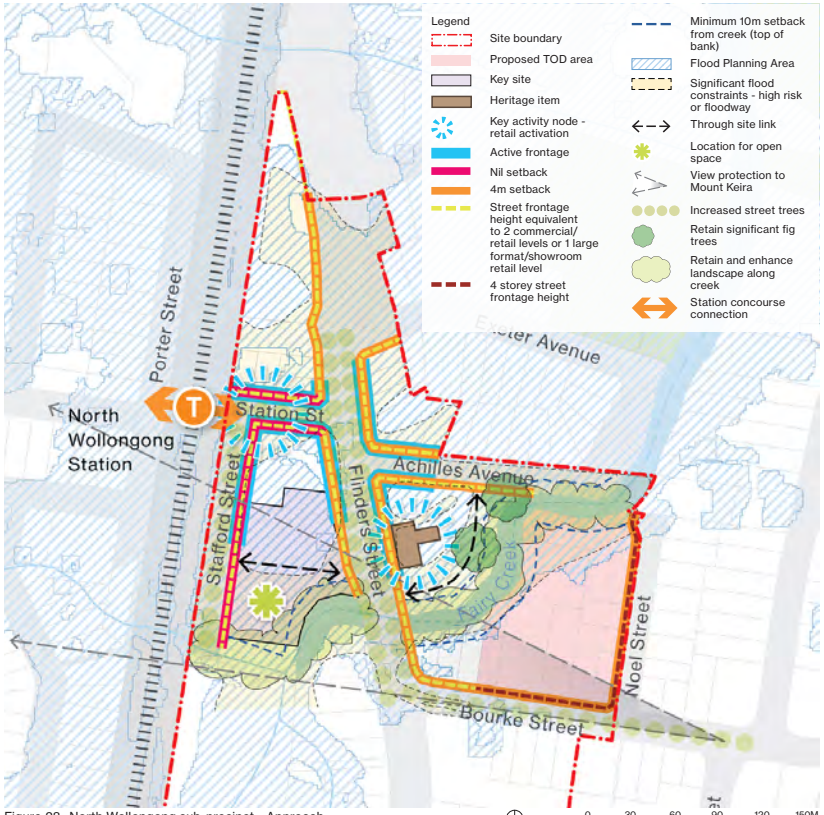


Figure 28. North Wollongong sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	E3 Productivity Support	1.5:1	9m	
B	E3 Productivity Support	1.5:1	32m	
C	E3 Productivity Support	1.5:1	32m	32m
D	E3 Productivity Support	1.5:1	16m	17m
E	R1 General Residential	2.5:1 (TOD)	22m (TOD)	12m

Retain
Change
Additional view controls apply to hatched areas

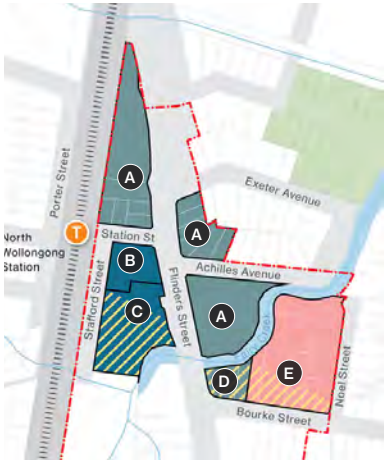


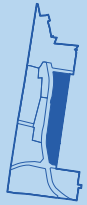
Figure 29. North Wollongong sub-precinct - Recommended controls



Figure 30. North Wollongong sub-precinct - Indicative built form

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4.3 Flinders Street East sub-precinct



The Flinders Street East sub-precinct extends and enhances the precinct's mixed use corridor and provides retail, office uses, services and amenities, along with opportunities for housing within a 10-minute walk or cycle of North Wollongong Station, Wollongong City Centre and the beach. Built form of medium to high scale lines the Flinders Street boulevard with a mix of fine grain commercial and retail uses along the street frontage and tree lined setbacks that enhance the amenity and walkability of Flinders Street.



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Draft

Design guidance

Zoning

- Rezone the Flinders Street corridor to MU1 Mixed Use to allow for a diverse range of uses such as commercial, retail, residential and hotel/motel.
- Engage with DPHI to enable TOD SEPP controls for the blocks between Bourke and Gipps Streets. This will allow base controls of 2.5:1 and 22m or 24m (6 storeys) for residential and shop top housing, respectively, under the SEPP. Increase the base height to 32m (8 storeys), which is above the TOD controls, to enable more slender tower forms and increased setbacks and deep soil.
- Rezone the block between Gipps and Campbell Street to match the proposed base height of 32m along this corridor.
- Support marker development at the corner of Flinders and Bourke Street with an increased base height of 40m (11 storeys), to mark the entrypoint in the precinct and Wollongong.

Built form

- Provide non-residential ground floor uses along Flinders Street; a residential ground floor is not permitted. Potential for full residential development on side streets along Bourke, Edward and Gipps Streets where active frontages are not mapped.
- Support a range of commercial and retail uses aligned with the character and land use objectives of the Flinders Street corridor.
- Locate apartments above the commercial/ retail ground floor, well setback from the street, and oriented towards greater amenity.
- Provide a 4m street setback to allow for footpath widening and landscape opportunities, with upper levels setback.

View protection

- Retain the view corridor looking west towards Mount Keira from Gipps Street and Bourke Street.
- Limit development within the view corridor along the northern side of Gipps Street to 21m (approximately 5 storeys) to preserve the view to the top of the Mount Keira.
- Ensure that the visual bulk and scale of new development is minimised within and adjacent to key view corridors. Development proposals to provide a visual impact assessment.

Landscape

- Enhance the streetscape character along Flinders Street by providing increased street trees and landscape within the front setback.

Access and links

- Prioritise vehicle access on side streets, and not on Flinders Street where possible, and limit driveway crossovers.

Flinders Street East sub-precinct

Draft

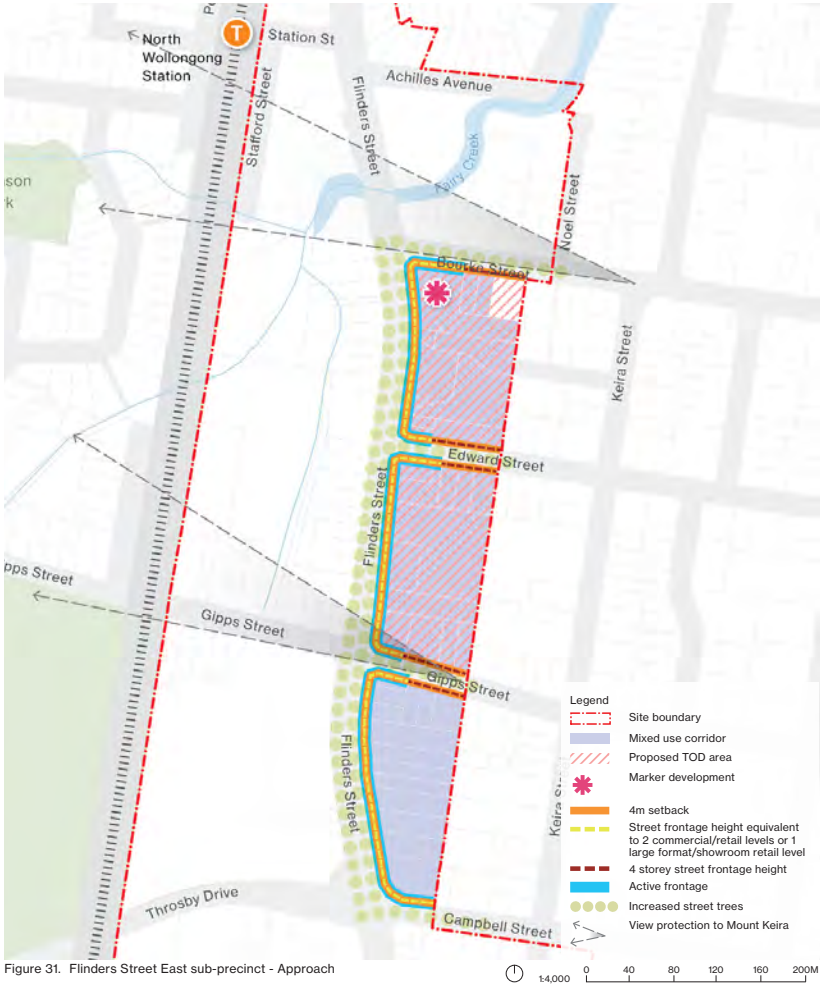


Figure 31. Flinders Street East sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	R1 General Residential	2.5:1 (TOD)	22m (TOD)	
B	MU1 Mixed Use	2.5:1 (TOD)	40m	
C	MU1 Mixed Use	2.5:1 (TOD)	32m	
D	MU1 Mixed Use	2.5:1 (TOD)	32m	20m
E	MU1 Mixed Use	1.5:1	32m	

Retain
Change
Additional view controls apply to hatched areas



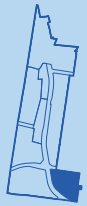
Figure 32. Flinders Street East sub-precinct - Recommended controls



Figure 33. Flinders Street East sub-precinct - Indicative built form

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4.4 Gateway South sub-precinct



The Gateway South sub-precinct is a mixed use node at the southern entrypoint into the Flinders Street Precinct providing retail activation including food and beverage and everyday services, as well as increased housing within walking distance of Wollongong City Centre. The mid-rise character of the sub-precinct compliments adjacent heritage and historical buildings, fine grain retail areas and residential neighbourhoods.



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Design guidance

Zoning

- Rezone the land on the eastern side of Keira Street to R1 General Residential, adjoining an existing R1 zone, and retain existing height and FSR controls.
- Rezone the block between Flinders, Keira and Campbell Streets to MU1 Mixed Use.
- Support the mixed use character created by the recent PARQ development on the corner on Flinders and Keira Street.
- Support taller development at the corner of Flinders and Campbell Streets with a base height of 32m to allow for more slender tower forms at a prominent intersection within the precinct.

Built form

- Provide a 4 storey street frontage height along Keira Street and a portion of Campbell Street. This compliments the character set by existing development and expresses the transition to a more urban, city centre character at the southern gateway.
- Provide a retail/commercial ground floor on sites located at the corner of Flinders and Campbell Streets. Apartments above are to be well setback from the street as this site faces a busy intersection.
- Enhance the existing heritage item at 90-122 Smith Street through adaptive reuse opportunities with active uses.
- Ensure development adjoining heritage items along Smith Street provides an appropriate scale transition to the heritage item. A 2-storey interface is recommended.
- Support retail activation at the junction of Flinders, Keira and Smith Streets focusing activity at the southern gateway of the Flinders Street Precinct.

Landscape

- Reinforce the enhanced landscape and public domain amenity created by the PARQ development through widened footpaths, tree planting and landscaping within the 4m setback.
- Provide a 3m setback along Keira Street to encourage garden apartments at ground with landscape and tree planting.

Access and links

- Prioritise vehicle access on side streets, and not on Flinders Street where possible, and limit driveway crossovers.

Gateway South sub-precinct

Draft

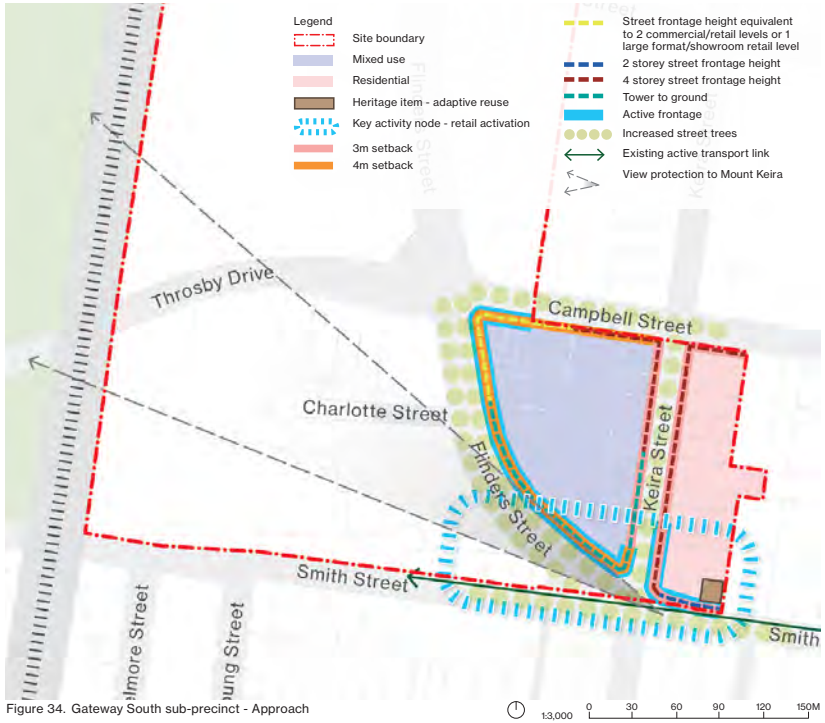


Figure 34. Gateway South sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height
A	MU1 Mixed Use	1.5:1	32m
B	MU1 Mixed Use	1.5:1	24m
C	R1 General Residential	1.5:1	24m

Retain
Change

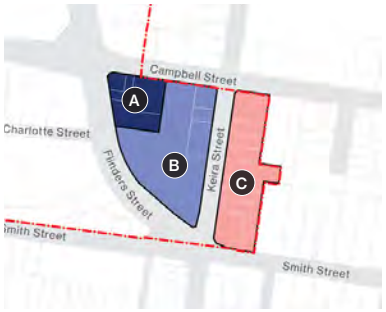


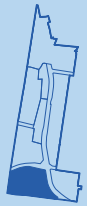
Figure 35. Gateway South sub-precinct - Recommended controls



Figure 36. Gateway South sub-precinct - Indicative built form

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4.5 Flinders Street South sub-precinct



The Flinders Street South sub-precinct reinforces the southern mixed use node within the precinct. The sub-precinct provides significant commercial and housing opportunities close to Wollongong City Centre. Anchored by the Collegians Club, the sub-precinct provides retail and entertainment uses away from the busy Flinders Street and supports destinational offerings that attract people to the precinct. Variation in building height protects views towards Mount Keira as you exit Wollongong City Centre.



Flinders Street Precinct Wollongong City Council

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Design guidance

Zoning

- Rezone the eastern portion of the sub-precinct to M1 Mixed Use reinforcing the mixed use character of the Flinders Street corridor.
- Retain the E3 Productivity Support zoning on the western portion of the sub-precinct due to flooding that may constrain more sensitive uses. The WLEP allows shop top housing as an additional permitted use.
- Create a height corridor along Smith Street with a 40m base height, integrating with adjacent controls to the south and reinforcing the transition to a city centre character.
- Retain existing controls for areas that are significantly flood constrained.
- Enable additional height at the corner of Flinders Street and Throsby Drive with a base height of 32m.

Built form

- Support a slender marker tower at the corner of Flinders and Smith Streets, signifying the southern entrypoint into the Flinders Street Precinct and transition to the city centre.
- Provide a 4m setback along Smith Street with an additional 3m setback above ground floor, to ensure an appropriate interface and scale transition to adjoining housing and fine grain shops along Keira Street.
- Provide appropriate building separation and setbacks to address solar amenity, view sharing and visual privacy.
- Reinforce the mixed use node at the intersection of Flinders, Smith and Keira Streets and support a mix of retail activation that attracts people to the precinct.
- Nominate the sub-precinct as a key site that can deliver high quality development including activation opportunities, through site links and open space.

View protection

- Protect the view corridor to Mount Keira from Smith Street, near the intersection with Keira and Flinders Street.
  - Built form directly within the view corridor e.g. a portion of the Collegian Club site, and land at the northwest corner of the sub-precinct along Throsby Drive, is limited to 24m (approximately 6 storeys) to retain views to Mount Keira.
  - Development at the corner of Flinders and Smith Street to be slender and setback to ensure the view corridor is maintained.
- Ensure that the visual bulk and scale of new development is minimised within and adjacent to key view corridors to Mount Keira and Mount Kembla. Provide well-separated and slender built form. Development proposals to provide a visual impact assessment.

Flooding

- Prioritise development in areas that are less impacted by flooding. The area immediately south of Throsby Drive is identified as high hazard and within a floodway and is unsuitable for a range of uses or uplift.
- Encourage well-considered design in flood-prone areas to ensure appropriate access and building interfaces are provided, particularly where there are freeboard requirements for land within the flood planning area.

Flinders Street South sub-precinct

Landscape

- Enhance the streetscape character along Flinders Street by providing increased street trees and landscape within the front setback.
- Enhance the landscape character at the junction of Flinders and Smith Streets where there is an existing landscaped traffic island.
- Extend the existing landscape edge along Throsby Drive and set back development from the busy road.
- Provide a 9m landscape buffer along the railway corridor with trees and vegetation.
- Investigate provision of open space at the end of Charlotte Street combined with WSUD and stormwater management strategies where there is significant flood affectation.

Access and links

- Prioritise vehicle access on side streets, and not on Flinders Street where possible, and limit driveway crossovers.
- Provide pedestrian through site links between Smith Street and Charlotte Street.

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	MU1 Mixed Use	1.5:1	32m	24m
B	MU1 Mixed Use	1.5:1	24m	24m
C	MU1 Mixed Use	1.5:1	40m	24m
D	E3 Productivity Support	1.5:1	40m	
E	E3 Productivity Support	1.5:1	24m	24m

Retain
Change
Additional view controls apply to hatched areas

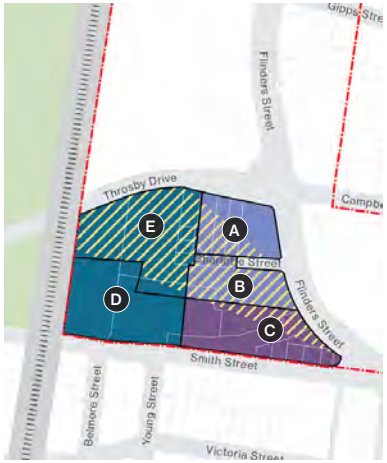


Figure 37. Flinders Street South sub-precinct - Recommended controls

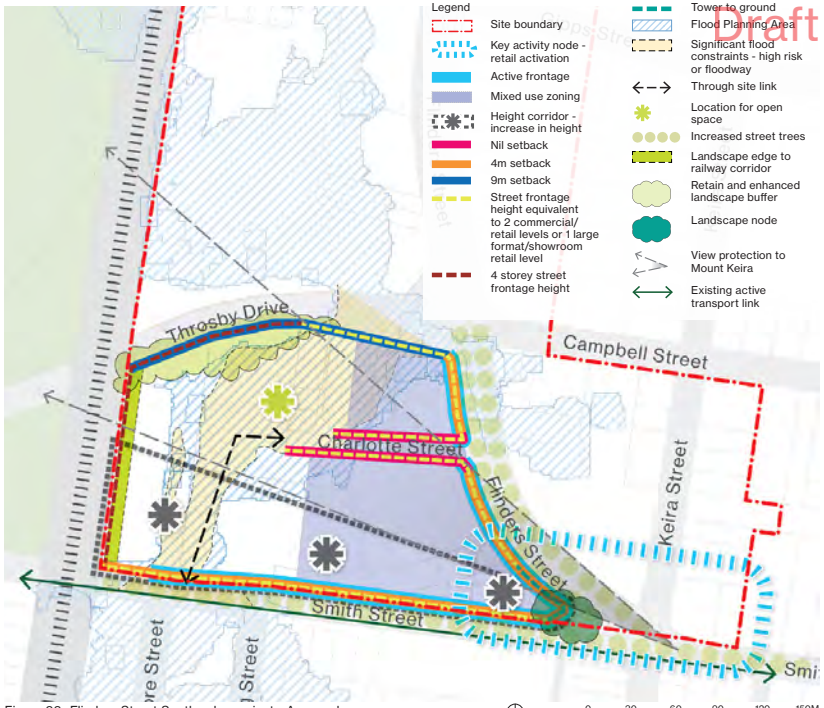


Figure 38. Flinders Street South sub-precinct - Approach

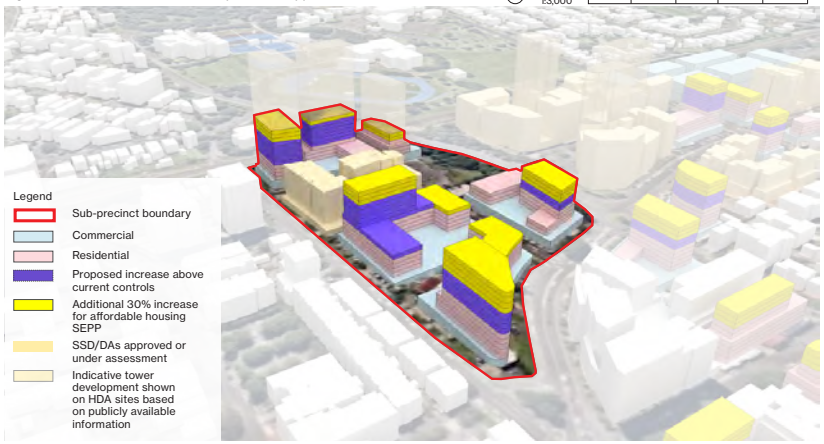
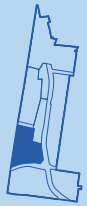


Figure 39. Flinders Street South sub-precinct - Indicative built from

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4.6 Parkside sub-precinct



The Parkside sub-precinct provides new high density precinct-style development overlooking Beaton Park. Retail activation, through site links and open spaces creates a vibrant precinct that will attract people to stay and linger. The landscape character of Beaton Park will be extended through landscaped edges and increased tree canopy.



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Draft

Design guidance

Zoning

- Retain the E3 Productivity Support zoning on the western portion of the sub-precinct due to flood constraints. The WLEP allows shop top housing as an additional permitted use.
- Enable additional commercial uses at ground to support the potential large residential population of this sub precinct.
- Retain existing controls on the lots fronting Gipps Street due to flood constraints.

Built form

- Identify a key site (former Bunnings site) within the sub-precinct that can support high quality built form and streetscape outcomes, including the provision of through site links and open space. There is an existing State Significant Development proposal for this site.
- Enable an increase in base height to 40m (approximately 12 storeys) for the key site.
- Locate taller development along the railway corridor where it overlooks Beaton Park.
- Ensure that development addresses overshadowing, solar amenity, view sharing and visual privacy issues.
- Encourage activation opportunities within the block where greater levels of amenity can be achieved.

View protection

- Preserve the Smith Street and Gipps Street view corridors to Mount Keira.
- Ensure that development within the Smith Street view corridor is limited to 24m. This applies to the southwest corner of the sub-precinct.
- Ensure that development is well-separated and varies in height to maintain views towards the escarpment. Development proposals to provide a visual impact assessment.

Flooding

- Locate development in areas with fewer flood constraints. Some of the land along the former creek line (currently piped) is identified as being high hazard and/or a floodway. Uplift and a range of uses are generally not permitted in these areas.
- Encourage well-considered design in flood-prone areas to ensure appropriate access and building interfaces are provided, particularly where there are freeboard requirements for land within the flood planning area.

Landscape

- Extend the landscape edge along Throsby Drive and setback development (minimum 9m) from the busy road.
- Provide a 9m landscape buffer along the railway corridor with trees and vegetation.
- Investigate opportunity to provide a publicly accessible open space centrally located within the block.
- Extend the landscape character created by Beaton Park and the escarpment and provide increased tree canopy and landscaping.

Access and links

- Prioritise vehicle access on Gipps Street and Throsby Drive.
- Provide pedestrian through site links between Throsby Drive, Flinders Street and Gipps Street.

Parkside sub-precinct

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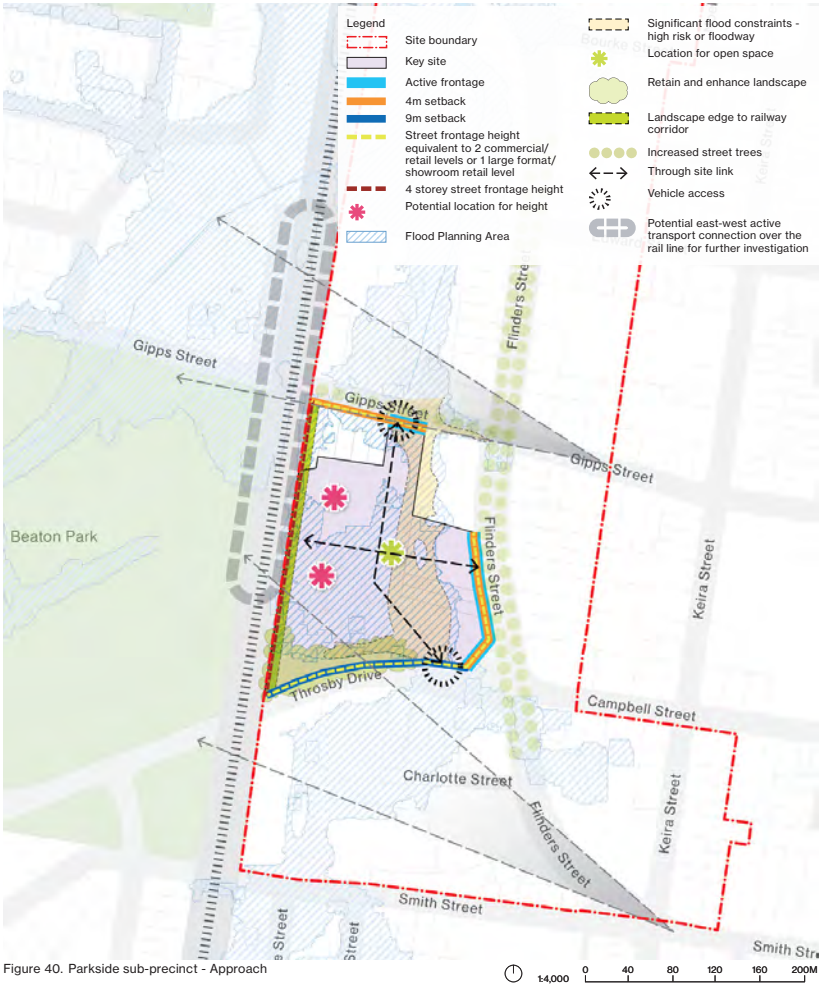


Figure 40. Parkside sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	E3 Productivity Support	1.5:1	40m	34m
B	E3 Productivity Support	1.5:1	32m	

Retain
Change
Additional view controls apply to hatched areas

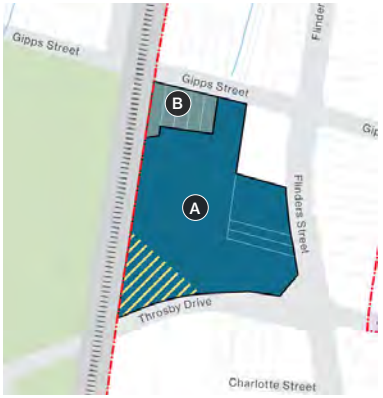


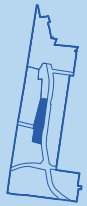
Figure 41. Parkside sub-precinct - Recommended controls



Figure 42. Parkside sub-precinct - Built form

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4.7 Flinders Street West sub-precinct



The Flinders Street West sub-precinct provides new mixed use development that activates Gipps Street. Retail uses are focused along Gipps Street and at the intersection with Flinders Street, where secondary streets with landscape setbacks creates an attractive streetscape and pedestrian environment. Variation in building form and height retains and celebrates important views looking west towards Mount Keira and the Illawarra Escarpment.



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Draft

Design guidance

Zoning

- Rezone to M1 Mixed Use reinforcing the mixed use character of the Flinders Street corridor.
- Engage with DPHI to enable TOD SEPP controls for sites north of Gipps Street. This will allow a base FSR control of 2.5:1. The existing height control of 32m exceeds the TOD controls and is recommended to be retained.
- Support increased height at the corner of Gipps and Flinders Street to a base 40m height to integrate with the Parkside sub-precinct.

Built form

- Support a range of commercial and retail uses aligned with the character and land use objectives of the Flinders Street corridor.
- Locate apartments above the commercial/ retail ground floor, well setback from the street, and oriented towards greater amenity.
- Create an activity node at the intersection of Gipps and Flinders Streets to encourage retail activation away from the busy Flinders Street.

View protection

- Protect the view corridor from Gipps Street looking west towards Mount Keira.
- Limit development on the northern side of Gipps Street to 32m (approximately 8 storeys), to ensure that the top of Mount Keira is visible.
- Setback taller development away from the view corridor and encourage smaller building footprints and appropriate separation to enable views towards the lower slopes of Mount Keira and the escarpment between buildings.

Flooding

- Provide a minimum 10m setback from the existing concrete drainage channel (Fairy Creek).
- Encourage well-considered design in flood-prone areas to ensure appropriate access and building interfaces are provided, particularly where there are freeboard requirements for land within the flood planning area.

Landscape

- Enhance the streetscape character along Flinders Street by providing increased street trees and landscape within the 4m front setback.
- Enhance the public domain amenity of Gipps Street through providing increased street trees and landscape along the frontage and within the 4m setback.

Access and links

- Prioritise vehicle access on Gipps Street where possible, and limit driveway crossovers on Flinders Street.

Flinders Street West sub-precinct

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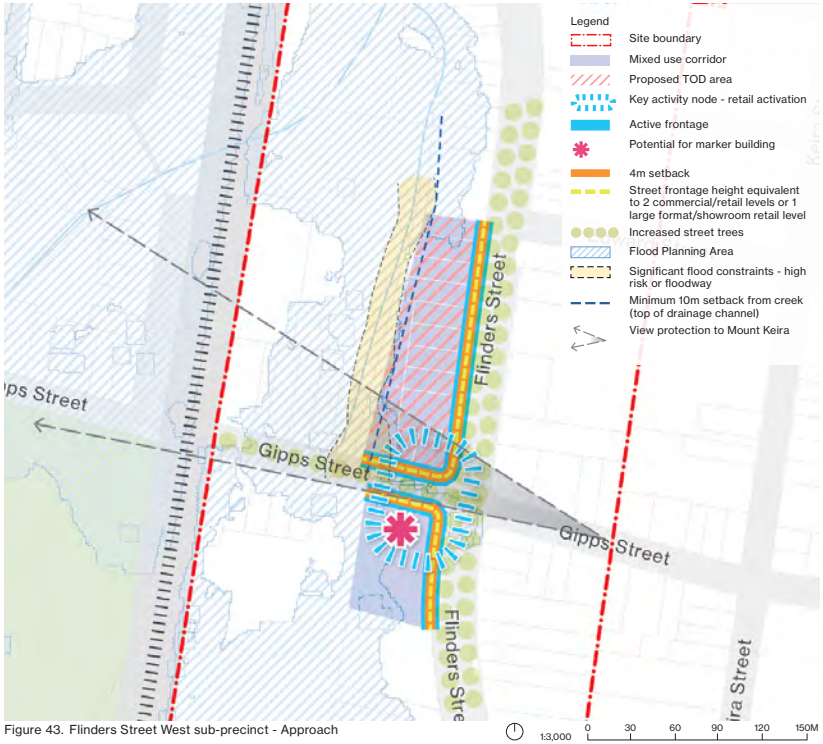


Figure 43. Flinders Street West sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	MU1 Mixed Use	2.5:1 (TOD)	32m	32m
B	MU1 Mixed Use	1.5:1	40m	

Retain
Change
Additional view controls apply to hatched areas

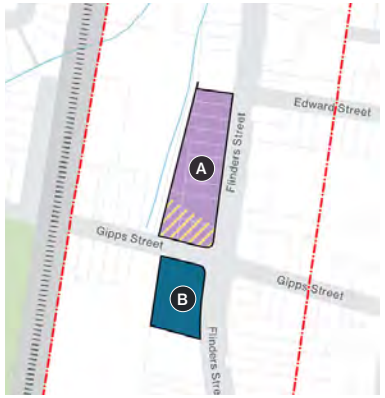


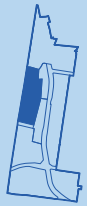
Figure 44. Flinders Street West sub-precinct - Recommended controls



Figure 45. Flinders Street West sub-precinct - Indicative built form

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4.8 Fairy Creek South sub-precinct



The Fairy Creek South sub-precinct preserves and enhances the area's employment strengths catering to traditional warehousing, light industrial and commercial uses. The ecological values of Fairy Creek are respected through adequate setbacks, increased landscape and tree canopy, and the implementation of water sensitive urban design to manage stormwater and flooding.



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Draft

Design guidance

Zoning

- Preserve the E3 Productivity Support zoning within the Fairy Creek South sub-precinct due to flood constraints and existing employment uses.

Built form

- Support a mix of warehousing, large format commercial and light industrial suites within the sub-precinct.
- Provide appropriate setbacks and separation between buildings to encourage landscape and deep soil.

View protection

- Preserve the Gipps Street view corridor to Mount Keira. Ensure that development within the view corridor is limited to 24m (approximately 6 storeys) to retain views to the top of Mount Keira.
- Ensure that built form greater than 24m provides appropriate separation between buildings to ensure views to Mount Keira and the escarpment can be retained.

Flooding

- Prioritise development in areas with fewer flood constraints. Areas adjoining Fairy Creek to the north are considered high hazard for flooding and are floodways in some portions. These areas are unsuitable for a range of uses, nor for additional uplift.
- Provide appropriate setbacks to Fairy Creek:
  - Where development adjoins the natural creek, provide a minimum 10m setback from the creek (top of bank - survey and flood study required).
  - Where development adjoins a concrete drainage channel, provide a minimum 10m setback.
- Ensure that development including large footprint warehouse types incorporate appropriate stormwater and flood management strategies to mitigate flood impacts.
- Encourage well-considered design in flood-prone areas to ensure appropriate access and building interfaces are provided, particularly where there are freeboard requirements for land within the flood planning area.

Landscape

- Restore and enhance the landscape character of the riparian corridor with increased vegetation, including native flora.
- Visually extend the landscape character created by the escarpment, creek corridor and Beaton Park through increased street tree planting and landscape along Gipps Street, and enhanced tree canopy and deep soil.
- Provide a 9m landscape buffer along the railway corridor with trees and vegetation.

Access and links

- Minimise driveway crossovers on Gipps Street.

Fairy Creek South sub-precinct

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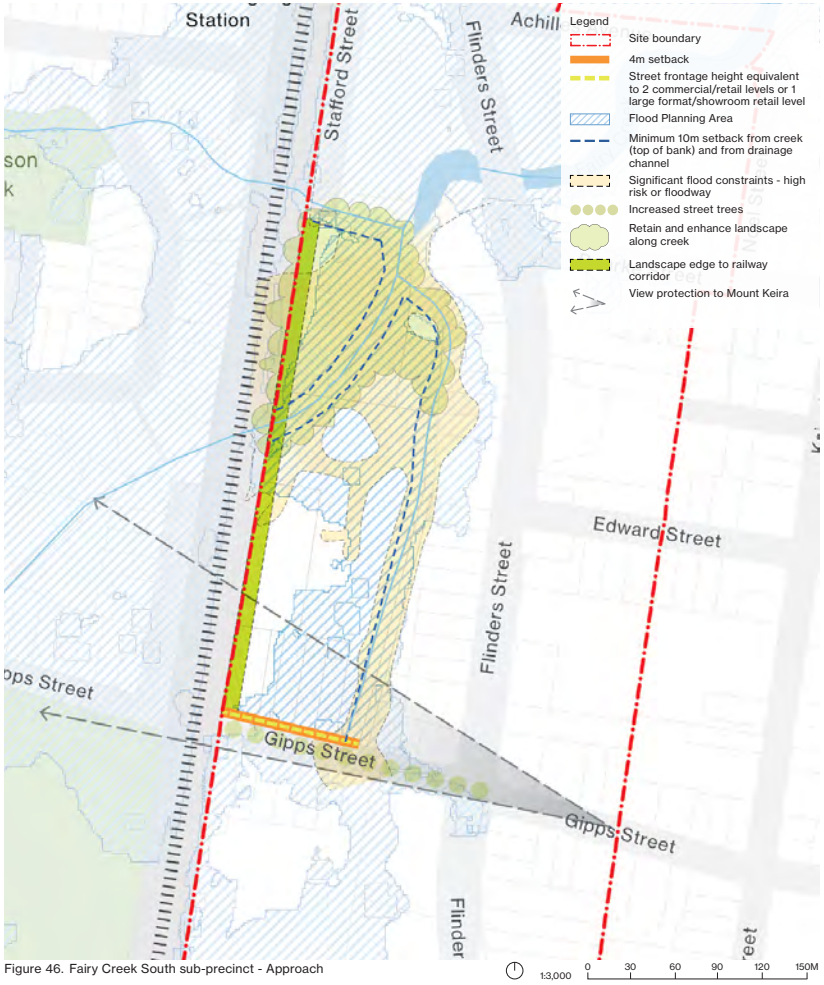


Figure 46. Fairy Creek South sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	E3 Productivity Support	1.5:1	32m	32m

Retain
Change
Additional view controls apply to hatched areas

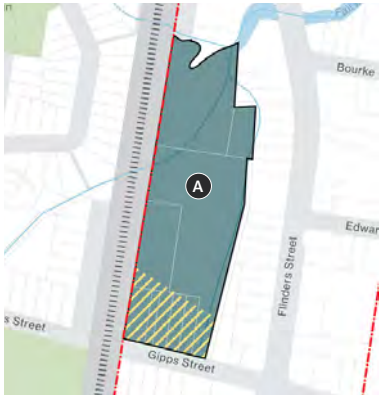


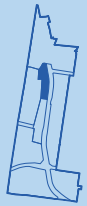
Figure 47. Fairy Creek South sub-precinct - Recommended controls



Figure 48. Fairy Creek South sub-precinct - Indicative built form

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4.9 Coach House sub-precinct



The Coach House sub-precinct provides new mid to high-rise development, along with the adaptive reuse of the heritage-listed former Coach House for public and active uses. The sub-precinct adjoins Fairy Creek and ensures that new development sensitively interfaces with the creek through setbacks and separation. Careful design ensures that development responds to ecological and flooding requirements of the riparian corridor.



Draft

Design guidance

Zoning

- Rezone to M1 Mixed Use reinforcing the mixed use character of the Flinders Street corridor.
- Engage with DPHI to enable TOD SEPP controls for sites along Flinders Street This will allow a base FSR control of 2.5:1. The existing height control of 32m exceeds the TOD controls and is recommended to be retained.

Built form

- Support mixed use/shop top development with a commercial/retail at the ground floor and residential uses well set back from the busy Flinders Street. Residential uses are not permitted at ground level.
- Investigate the opportunity for the adaptive reuse of the heritage-listed former Coach House for active uses such as retail or food and beverage. Ensure that development provides an appropriate interface to the heritage item.

View protection

- Protect the view corridor from Bourke Street looking west towards Mount Keira (view corridor taken from the centreline of Bourke Street near Keira Street).
- Limit development within the view corridor to 14m (approximately 3 storeys).
- Setback taller development away from the view corridor and encourage smaller building footprints and appropriate separation to enable views towards the escarpment between buildings.

Flooding

- Locate development where there are fewer flood constraints. The rear of the lots within this sub-precinct adjoins a channelised Fairy Creek and is flood prone, however there is flood free access from Flinders Street.
- Provide appropriate setbacks to Fairy Creek:
  - Where development adjoins the natural creek, provide a minimum 10m setback from the creek (top of bank - survey and flood study required).
  - Where development adjoins a concrete drainage channel, provide a minimum 10m setback.
- Encourage well-considered design in flood-prone areas to ensure appropriate access and building interfaces are provided, particularly where there are freeboard requirements.

Landscape

- Restore and enhance the landscape character of Fairy Creek.
- Retain existing vegetation and mature trees, including the significant fig tree at the rear of 20 Flinders Street, that is identified as having environmental and cultural value.
- Enhance the streetscape character along Flinders Street by providing increased street trees and landscape within the 4m front setback.

Access and links

- Minimise driveway crossovers on Flinders Street.

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Coach House sub-precinct

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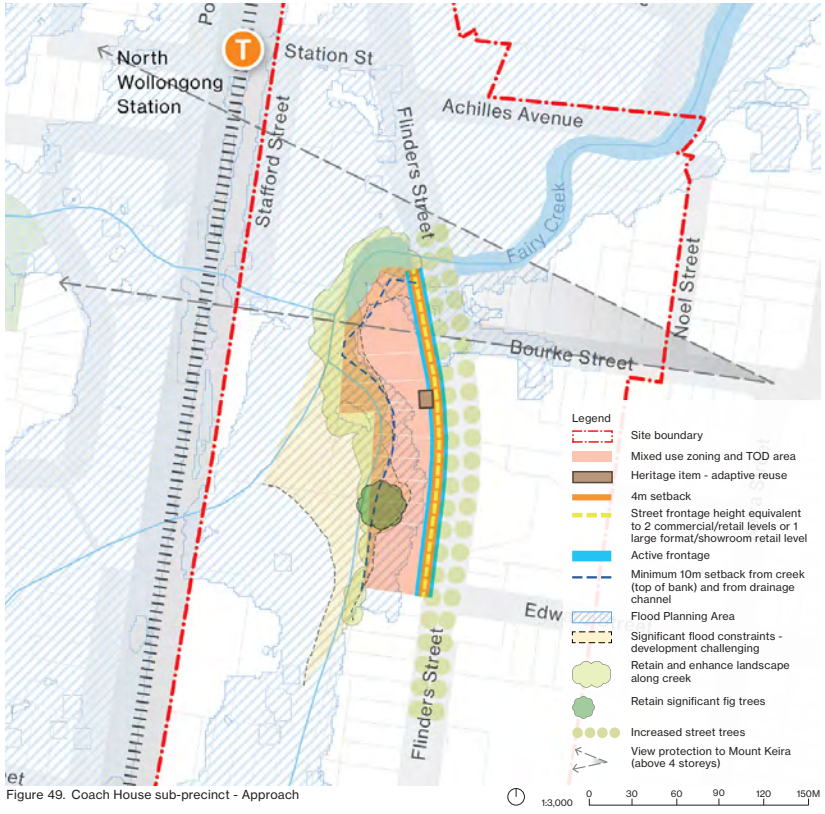


Figure 49. Coach House sub-precinct - Approach

Summary of recommended planning controls

	Land Use	Base FSR	Base Height	View control - maximum height
A	MU1 Mixed Use	2.5:1 (TOD)	32m	17m

Retain
Change
Additional view controls apply to hatched areas



Figure 50. Coach House sub-precinct - Recommended controls



Figure 51. Coach House sub-precinct - Indicative built form

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5

CONCLUSION

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5.1 Summary and key outcomes

Draft

This Urban Design Framework provides a planning framework that can support positive renewal outcomes aligned with the changing role and vision for the Flinders Street Precinct.

Key urban design strategies related to built form, view protection, streets and connections, open space, environment, and responding to Country, are described through precinct-wide and sub-precinct approaches to the Flinders Street Precinct, to ensure that the unique elements of context and place are understood and enhanced, and can guide future development outcomes.

The UDF will be an important advocacy document for Council to assess and provide advice for future proposals, including during engagement with DPHI on state-assessed proposals. The UDF will also be a useful tool in infrastructure planning, both through Council-led strategies, as well as ongoing discussions with other government organisations such as TfNSW and DPHI on road, rail and other infrastructure investment aligned with the North Wollongong TOD precinct.

The vision for the Flinders Street Precinct and key outcomes aligned with the precinct position statements are outlined adjacent.

Vision

The Flinders Street Precinct is the key arrival boulevard into the Wollongong City Centre. It is a place where a mix of businesses can thrive, while also supporting other uses such as apartment living, within a walk and cycle of North Wollongong Station, the city centre and the beach.

A mixed use corridor of mid to high rise development will define Flinders Street, with active commercial uses fronting the street, tree lined setbacks, and apartments above. Gateway development at the southern end of Flinders Street creates a mixed use attractor and provides a transition to the city centre character further south.

The northern gateway will have a commercial focus with a key activity node at the Station. Employment uses including warehousing, light industrial and commercial are retained along the railway corridor.

Development within the precinct is well-considered and designed to be climate responsive and address issues of flooding and urban heat island effect.

The Flinders Street Precinct responds to its unique context along Fairy Creek and with Mount Keira, Mount Kembla and the escarpment overlooking, acknowledging Aboriginal cultural and spiritual connections to Country.

Key outcomes

The principles and strategies identified in the Flinders Street Precinct UDF reinforce the vision and position statements. Key outcomes include:

Recommended changes to planning controls retains existing employment floorspace while also supporting a mix of business, retail activation and increased housing opportunities including affordable housing, in a strategic location near North Wollongong Station and the Wollongong CBD.

Current zoning and development capacity are retained in areas not suited to intensification due to flood affectations, while increased density, including housing provision are focussed in areas less constrained by flooding.

Guidance for new development and urban form that is contextual and addresses interfaces with adjacent lower scale areas.

Support for new public open space and improved connections to existing open space, as well as enhanced pedestrian permeability, amenity and cycling infrastructure, while acknowledging the ongoing importance of Flinders Street as a primary movement corridor into Wollongong.

Acknowledgement of the cultural and spiritual significance of Mount Keira, through maintaining public views from key locations at Bourke Street, Gipps Street and Keira/Smith Streets.

Approach to the Fairy Creek riparian corridor that values its cultural significance for the Wodi Wodi People, improves the health and biodiversity of the creek, and addresses flooding considerations.

Contribute to the community's net zero operational emissions target by 2050 and reducing emissions from embodied carbon through low carbon design and construction.

A sub-precinct approach that provides guidance for built form, streetscape and connections, and environmental considerations that supports opportunities for high quality architecture and public domain that is liveable, functional, productive and attractive.

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A

APPENDIX

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A

ANALYSIS

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A.1 Existing WLEP controls

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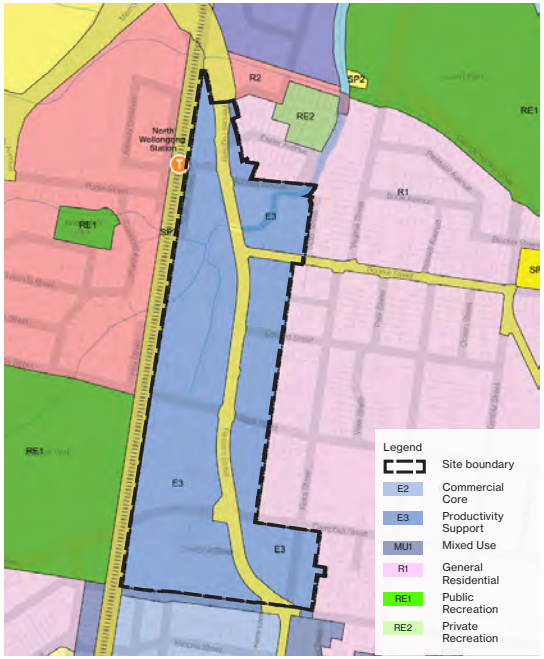


Figure 52. Existing land use map

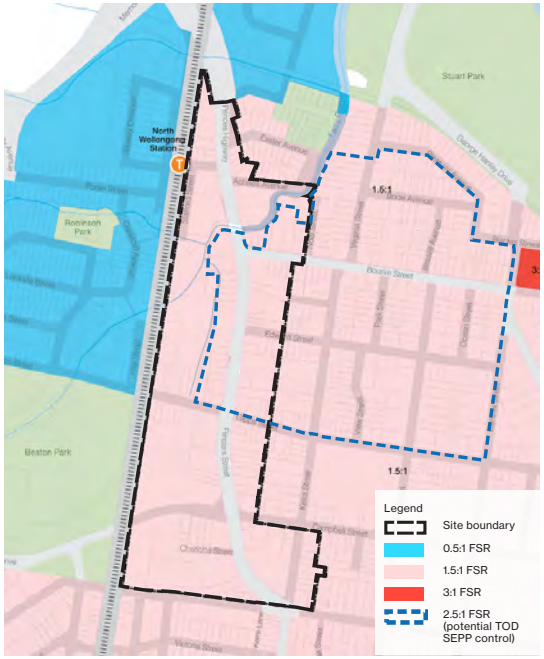


Figure 53. Existing floor space ratio map

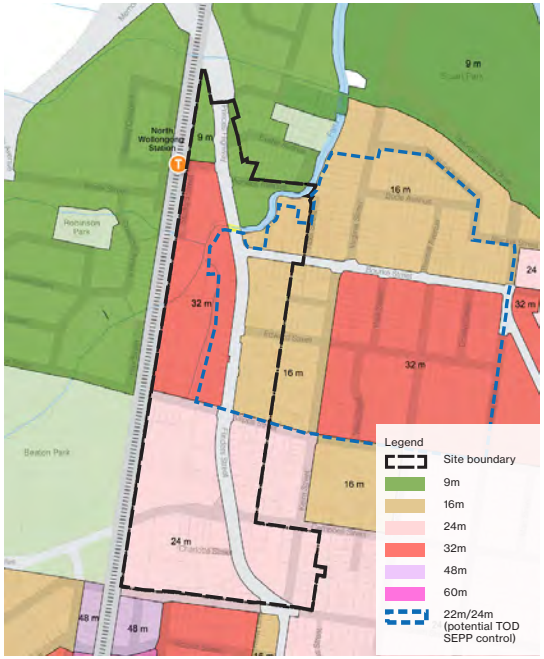


Figure 54. Existing height of building map

Land Use

- Currently zoned E3 Productivity Support, which permit, with consent, a range of commercial, light industrial, recreation use, and hotel or motel accommodation.
- Shop top housing and serviced apartments are an additional permitted use.

A number of sites within the E3 zone already deliver a range of uses that are not aligned with the objectives of the zone such as mixed use residential development. The built form and land use character is mixed. It is the objective of this study to review the extent of the E3 zone and potential to introduce other land uses to better guide the future role and character of the precinct.

Floor Space Ratio

- 1.5:1 Floor Space Ratio across the entire precinct.
- WLEP Clause 4.4A allows an increase in the maximum FSR for sites with a street frontage greater than 20m. This increases the FSR to a maximum of 3:1 for non-residential uses and 2.5:1 for residential uses - or approximately 2.6:1 assumed for shop top/mixed use development. 100% residential uses are not permitted within the current E3 zone.
- SEPP Housing 2021 under Chapter 2 Part 2 Division 1 Infill Affordable Housing permits up to an additional 30% FSR over the permissible FSR with the provision of minimum 10%-15% affordable housing.

The sliding scale FSR and Affordable Housing SEPP bonus allows for denser and taller development. The FSR will need to be tested together with building height to ensure that the built form and landscape outcomes permitted by the controls are appropriate.

Building height

- Maximum permissible height varies:
  - 9m (approx 2 storeys) in the northern portion.
  - 32m (approx 8 storeys) west of Flinders Street.
  - 16m (approx 4 storeys) east of Flinders Street.
  - 24m (approx 6 storeys) in the southern portion.
- SEPP Housing 2021 under Chapter 2 Part 2 Division 1 Infill Affordable Housing permits up to an additional 30% height over the permissible height with the provision of minimum 10%-15% affordable housing.

'Tall' buildings are already permitted within the precinct ranging between 6-8 storeys. The 30% height bonus for affordable housing enables additional height. The overall height context of the city centres, interfaces with adjoining lower scale areas, and key views towards Mount Keira will need to be considered in any additional increases to height.

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Existing WLEP controls

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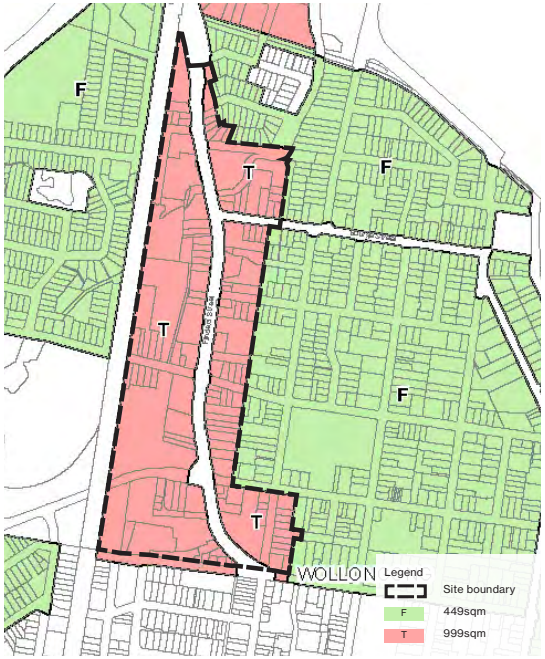


Figure 55. Existing minimum lot size map

Existing minimum lot size

– Current minimum lot size for subdivision across the precinct is 999sqm.

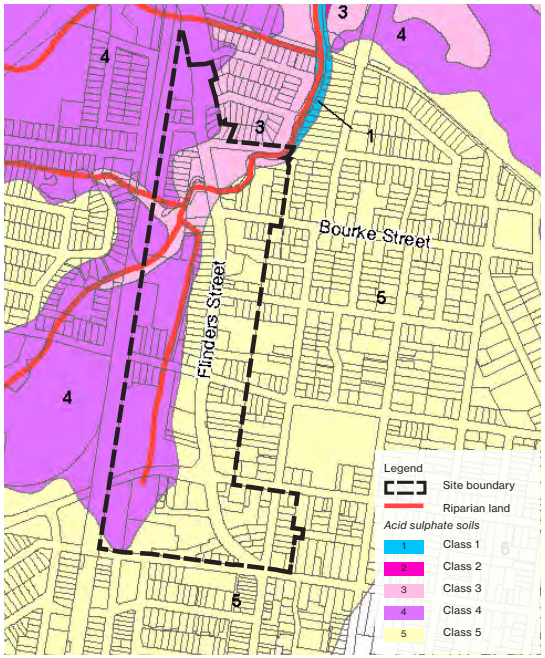


Figure 56. Existing riparian land and acid sulphate soils map

Riparian land

– Fairy Creek extends northeast to southwest and can cause significant flooding impacts to the majority of the site. Further detail on flood constraints is provided in Section A.7 Environmental Constraints of this report.

Acid sulphate soils

– The precinct is currently identified as being impacted by acid sulphate soils, classes 3, 4, and 5, where development consent is required for works more than 1m below the natural ground surface. The area also includes contaminated land.

Flooding has an impact on the types of potential uses and activities that would be permissible on the site, particularly residential uses. Additionally, there are development requirements associated with different flood events such as the 1% AEP (1 in 100 year flood) and PMF. This will inform the land use, height and FSR approach to the precinct.

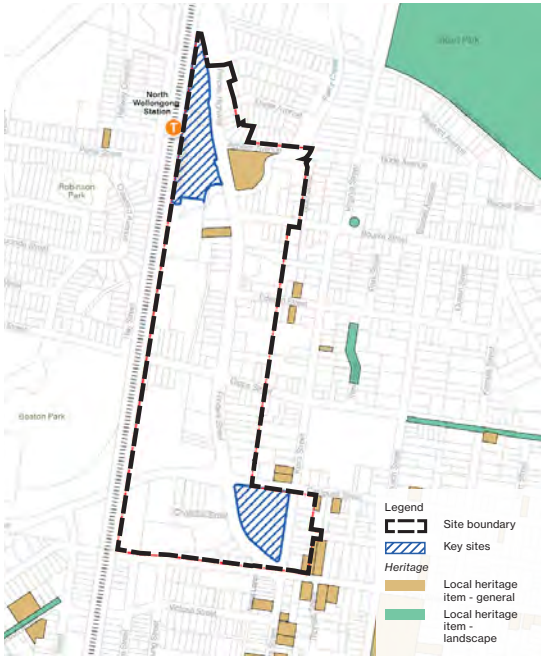


Figure 57. Existing heritage and key sites map

Heritage

– There are 3 heritage items within the precinct boundary:
  – North Wollongong Hotel and Group of Trees at 3 Flinders Street.
  – Former Coach House at 10A-10B Flinders Street.
  – 'Ken Elm' heritage house at 90 Smith Street.

Key sites

– North Wollongong Station.
– Flinders Street Gateway, which has mostly been redeveloped into high density 'shop top' housing.

Heritage and key sites are both important built form considerations in the development of the structure plan for the precinct.

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A.2 Site visit observations

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The following captures key observations from the site visit and preliminary opportunities for further investigation.



Several 'shop top' residential buildings, new or under construction, up to 8 storeys scattered through the precinct in between lower scale employment uses.

Careful consideration will be required to ensure that land use and scale interfaces between different types creates a suitable development and streetscape outcome.



Flinders Street is a highly dominant and busy vehicular entry point into the precinct and Wollongong City Centre.

Opportunity to enhance the arrival experience for the precinct and city.



Variety of different pedestrian conditions along Flinders Street, however the busy road impacts on pedestrian amenity and experience.

Opportunity to improve pedestrian access and connectivity through the precinct as the area evolves into a mix of uses.



Multiple view corridors through the precinct looking west towards Mount Keira, a significant cultural and geographical landmark.

Ensure that the future development context retains and enhances key views and vistas to Mount Keira.



The terrain generally falls west towards Fairy Creek, and is steep in some parts.

The sloping terrain can be an advantage in the approach to height, while it can also pose constraints to the development type, access and flooding.



Fairy Creek is a well established and lush existing riparian corridor, with an established and rich ecosystem, however can also cause flooding issues.

Enhance the landscape character and ensure that new development does not impact on the health of the creek or worsen flooding.



Multiple large parcels of undeveloped land and car parks scattered throughout the precinct.

Opportunity to investigate possible development potential in vacant or underutilised sites within the precinct.

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A.3 Connecting with Country

Draft

The Flinders Street Precinct holds particular significance for the Wodi Wodi community, whose ancestral ties to the land offer a unique lens through which the zoning decisions should be evaluated. Maintaining the E3 Productivity Support Zoning could preserve the connection to the land's historical and cultural narratives, ensuring that Aboriginal values are embedded in its future use. Conversely, transitioning parts of the precinct to mixed or residential zoning could accommodate evolving urban needs while still respecting and integrating Aboriginal heritage through thoughtful planning and community consultation.

– Wodi Wodi Elder

Council have engaged with the Illawarra Local Aboriginal Council (ILALC) and key cultural knowledge holders as part of ongoing Aboriginal Consultation on the project.

The Flinders Street Precinct area holds profound significance for the Wodi Wodi People, the original custodians of the land. Their enduring legacy is embedded in natural and spiritual landmarks; the coast and creek lines, fig trees, midden sites, and burial sites, that serve as vital resources and sacred sites for the community. Understanding and embedding Aboriginal values is an intrinsic element of planning for the growth of the Flinders Street Precinct.

A Walk on Country with the ILALC, and advice from a Wodi Wodi Elder, identified the following cultural values within the Flinders Street Precinct:

– A small tributary of Fairy Creek that runs through the precinct, while highly modified and confined by modern infrastructure, continues to hold cultural importance as part of the broader system of freshwater flows connected to Country. Ancestral campsites were often located near creeks to provide essential water supplies, food resources, and were essential to the community's daily life and spiritual traditions.
– Two large fig trees located within the precinct have been identified by community members as culturally and spiritually significant landscape features; as enduring symbols of life and renewal.
– Mount Keira (known as Mt Djeera), holds profound spiritual and cultural significance for the Wodi Wodi People, being the connection between the escarpment and the sea. Mt Djeera is a focal point for education and sharing cultural heritage, being an irreplaceable element that ensures the continuity of these stories through the unbroken sacred and visual connections from the land to the coast.

The preservation of view lines and sightlines to Mount Keira (Mt Djeera) and Mount Kembla must be retained wherever possible. In particular the following view/sightline corridors were identified to be of critical importance:

– Bourke Street to Mount Keira
– Gipps Street to Mount Keira
– The intersection of Keira Street, Princes Highway and Smith Street to Mount Keira and Mount Kembla.

Source: Wodi Wodi Elder and ILALC.

Understanding Aboriginal values and stories contributes to creating a well-considered framework for the Flinders Street Precinct, that respects and enhances Connecting with Country principles. Council will continue to engage with the Aboriginal community.



Fairy Creek holds cultural importance as part of a system of freshwater flows through the area.



Mature fig trees are culturally significant landscape features.



Mount Keira, Mount Kembla and the escarpment holds significant cultural and spiritual importance to the Aboriginal community.

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A.4 Existing character and context

Draft

The Flinders Street Precinct consists of a large collection of sites that cover approximately 32 hectares. The precinct is at the northern entry point into Wollongong City from the Princes Motorway (M1) and has a variety of commercial and retail establishments as well as shop top housing.



Figure 58. Existing character areas and context map



(1) North Wollongong

The North Wollongong character area is the key entry point into Wollongong from the motorway, and is a highly used six lane street. Along the western edge of the area is the North Wollongong train station that connects the area to Sydney CBD and further southern coastal towns.

The character is predominantly single storey larger footprint retailers including car dealerships, liquor stores and equipment hire shops. In addition to these is the North Wollongong Hotel and pub, which is a locally significant heritage item.

Located along the south-eastern edge of the North Wollongong character area is Fairy Creek which is a lush riparian corridor that is also prone to flood with heavy downfall affecting most of the sites in this area due to the southeast to northwestern terrain fall.

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Existing character and context

Draft



2 Fairy Creek West

The Fairy Creek West character area sits between the train line and Fairy Creek and is bounded by Throsby Drive to the south. Gipps Street runs east-west across the area and is the main access point for the area.

The character is predominantly 1 to 3 storey retail, commercial and warehouses, with the largest parcels being occupied by a Kennards Self Storage and former Bunnings.

Similar to the North Wollongong area, the Fairy Creek West character area is also prone to flooding and is the lowest point within the precinct.



3 Flinders Street Corridor

Flinders Street Corridor character area follows Flinders Street which runs north-south through the subject area. Flinders Street starts as a six lane road from the north and transitions into a four lane road after Bourke Street.

The character is mixed predominantly consisting of 1 to 2 storey retail and commercial buildings; including car dealerships, equipment hire and repair shops. In addition to this, there are three newer shop top developments that range from five to nine storeys, with ground level retail and apartments above. In the northern potion of the character area is the former 'Coach House' which was originally built in 1886 and is a locally significant heritage item. The eastern side of the precinct adjoins an existing R1 General Residential zone that consists of a mix of apartment development and single dwellings.

The corridor generally sits higher that the rest of the precinct as the land slopes up to the east.



4 Flinders Street South

Flinders Street South character area is located in the southwestern corner of the precinct. The area is bounded by Throsby Drive to the north and Smith Street to the south, with the South Coast and Illawarra train line running along the western edge of the area.

The character is mixed with 1 to 2 storey buildings along Flinders street. The Collegians Rugby League Football Club occupies a large site at the corner of Flinders and Throsby Drives, while there is large vacant site along Smith Street. Surrounding the area is residential/mixed use specifically along the southern edge ranging between 3 to 10 storeys.

A large roundabout and groupings of palm trees creates a unique landscape character at the Throsby Drive and Flinders Street junction.

Flinders Street South slopes from east to west with the western portion of the area being subject to potential flooding.

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A.5 Access and movement

The Flinders Street Precinct is situated along Flinders Street at the northern entrance to Wollongong from the Princes Motorway (M1), making it a highly busy vehicle route.

The Illawarra and South Coast train line runs parallel to the precinct and creates a distinct and physical separation from the city side (on the east) and the suburban side (on the west). East-west vehicle movement is limited due to this train line with Throsby Drive being the only vehicle crossing point within the study area.

Originally Gipps Street which runs east-west through the middle of the precinct was once an at grade rail crossing but has since been blocked off for both pedestrians and vehicles. While there have been minor investigations into implementing a bridge in this location, nothing has been implemented so far. Creating a connection point across the rail in the vicinity of Gipps Street would allow easier connections across the centre and allow for a better link to Beaton Park.

There is little to no active transport connections within the precinct. There is an existing cycle and pedestrian path along the western side of the railway line and some shared paths through Beaton Park, however this can only be accessed via the underpass adjacent to Smith Street or through the North Wollongong Station concourse. The path along Throsby Drive over the railway corridor is generally not a very safe environment for pedestrians or cyclists due to the busy traffic, minimal footpath space and poor sightlines.

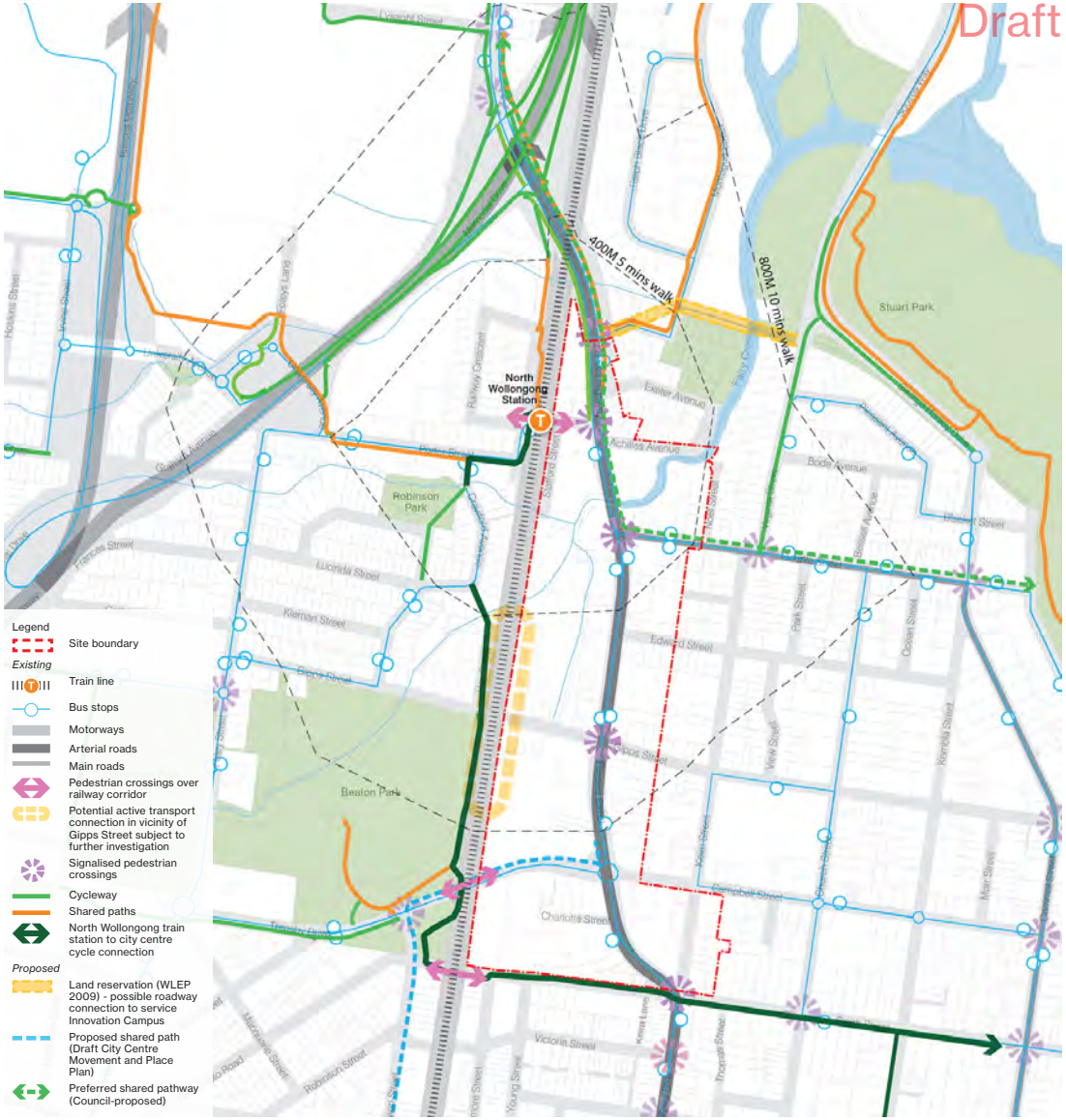


Figure 59. Access and movement map

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A.6 Heritage

Draft

Heritage items are important elements of the urban environment, reflective of the area's social and cultural history as well as contributing to creating local character.

There are three existing heritage items within the precinct of varying quality and use. The precinct also adjoins the Keira Street 'Special Area' (identified in the WDCP) to the south, which is characterised by fine grain shops with historical character.

Generally, heritage items will be considered as being retained within this study. The continued adaptive reuse of heritage items and small alterations and additions to heritage items are assumed to be possible under current controls. The precinct will also need to consider interfaces with heritage items and special areas, including along Keira Street and Smith Street.



1 North Wollongong Hotel and group of trees

The 'North Wollongong Hotel' site has provided hotel services since the 1870s and was formally known as 'Bode's Hotel'. The current 2 storey building was built in 1923 and plays a prominent part in the streetscape for the entrance of the city. Included on this lot is a separate heritage item which protects the mature trees that are located at the rear of the site.



2 Former Coach House

Built in 1886 the 'Former Coach House has undergone multiple modifications and changes but retains its 'potential to interpret the history'. In 1973-1974 the early to mid-Victorian period house was significantly altered due to the widening of Flinders Street and the rising of the road level and pedestrian footpath of approximately 60cm. The building currently appears to be vacant.



3 'Ken Elm' house

The 'Ken Elm' house was likely built around 1890 and is significant for its 'historical, aesthetic and reasons of representativeness'. The house is also an example of the Victorian Free Classical style and has a major contribution to the streetscape on Smith Street. It has recently been adaptively reused for commercial uses.



Figure 60. Heritage map

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A.7 Environmental constraints

Draft

Located along the Fairy Creek riparian corridor, there is a range of environmental constraints including flooding that will need to be considered by future development.

Key flood considerations

- **Areas that are High Flood Risk Precinct are considered not suitable for an increase in development or intensification**
- **Uplift is generally not permitted in areas that do not have reliable road access during a 1% AEP and PMF event.**
- **Areas that may require a finished floor level (FFL) 1m above natural ground due to freeboard requirements will need careful design consideration to ensure appropriate access, interfaces and built form character.**



Flood signage adjacent to Fairy Creek

Flooding
The Flinders Street Precinct lies within the Fairy and Cabbage Tree Creeks catchment. Fairy Creek traverses through the precinct flowing from the southwest to northeast. The majority of the site is flood prone specifically in the north and along the western side of Flinders Street.

There are a number of flood planning requirements for a 1% AEP (1 in 100 year flood) and Probable Maximum Flood (PMF) event that apply to the precinct described below. These constraints will also assist in the development of a planning and design framework for the precinct, which will seek to locate land use and development in the right places and ensure that flood impacts can be mitigated.

Local Planning Direction
Local Planning Direction 4.1 sets out directions for development within flood prone and flood planning areas, where planning proposals must not occur or be supported unless they satisfy the ministerial directions. Significantly the directions does not permit planning proposals that will develop:

- Floodway areas;
- Residential uses in high hazard areas;
- Significant increases in the development or dwelling density of the land; and
- Sensitive uses including childcare, senior housing and aged care, hospitals and hostels where the occupants cannot effectively evacuate.

Flooding Planning Area
The Flood Planning Area consists of land that is below the Flood Planning Level (FPL), which is the area impacted by the 1% AEP and requires 0.5m freeboard, according to the Wollongong DCP 2009. This also triggers Clause 5.21 Flood planning in the Wollongong LEP 2009.

The majority of the Flinders Street Precinct is subject to freeboard requirements and will impact the maximum height of development.

Flood Risk Precincts
Section DCP6.3 of the Wollongong DCP 2009 identifies Flood Risk Precincts (FRPs) with a three tier classification in order to inform planning and development within these areas. The majority of the Flinders Street Precinct falls within an FRP, apart from some portions east of Flinders Street and immediately north of Smith Street. Relevant considerations include:

- High Flood Risk Precinct: Areas where there may be high flood damages, potential risk to life and/or evacuation problems. It includes areas greater than H3 hazard conditions in the 1% AEP flood (generally unsafe for people and vehicles, with potential for building failure), and in floodways. Most land uses, including residential, is generally not permitted within a High FRP.
- Medium Flood Risk Precinct: Includes areas where there would be significant likelihood of flood damage or danger to life, but this may be minimised through appropriate development controls. This includes land below the 1% AEP level plus 0.5m, that is not in the High FRP area. This relates to the Flood Planning Area, and affects the majority of the precinct. Most uses are permitted within a Medium FRP, apart from essential/ critical uses.
- Low Flood Risk Precinct: Includes areas within the floodplain where likelihood of damages is low for most land uses.

Additional flood requirements
- Access and evacuation: The northern parts of the precinct may experience significant flooding, including roadways, which may impact on access and evacuation. In both a 1% AEP and PMF scenario, development must provide reliable access, evacuation and refuge.
- Land within the 1% AEP and PMF also triggers Clause 5.22 Special Flood Considerations in the WLEP.

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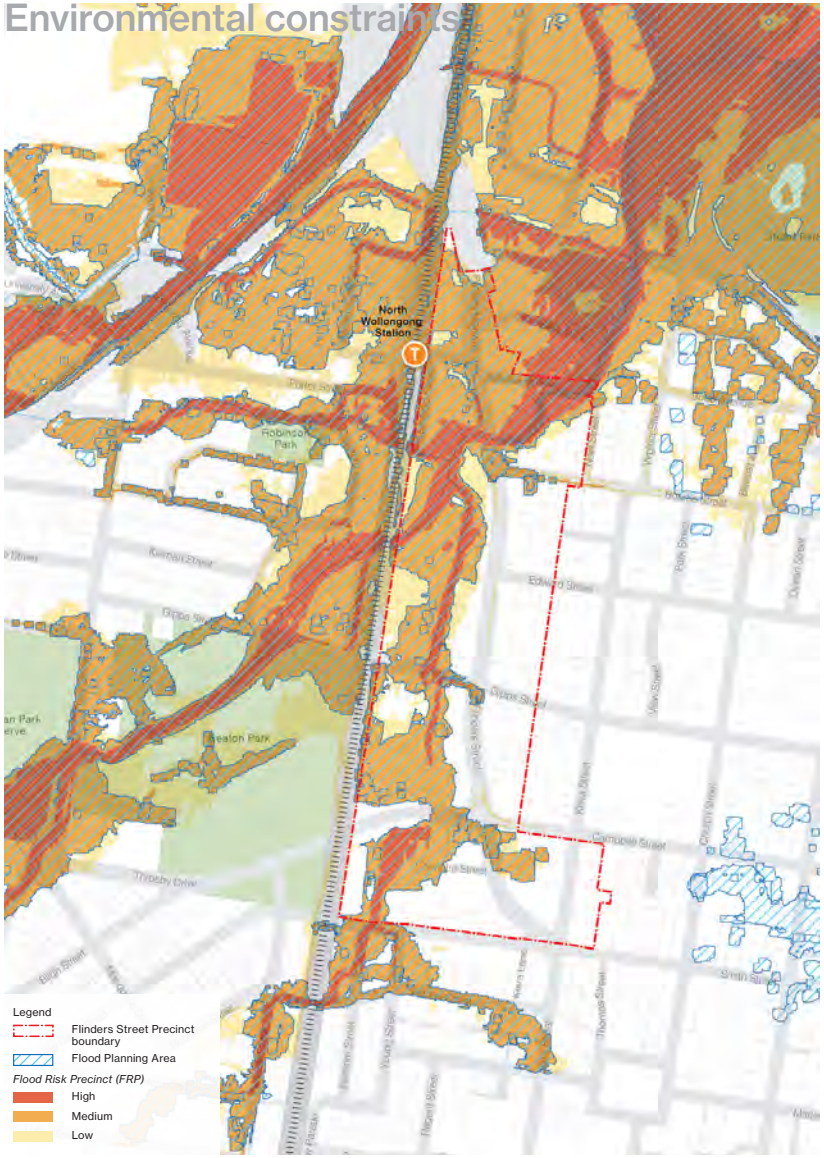


Figure 61. Flood constraints - Flood Risk Precinct and Flood Planning Area

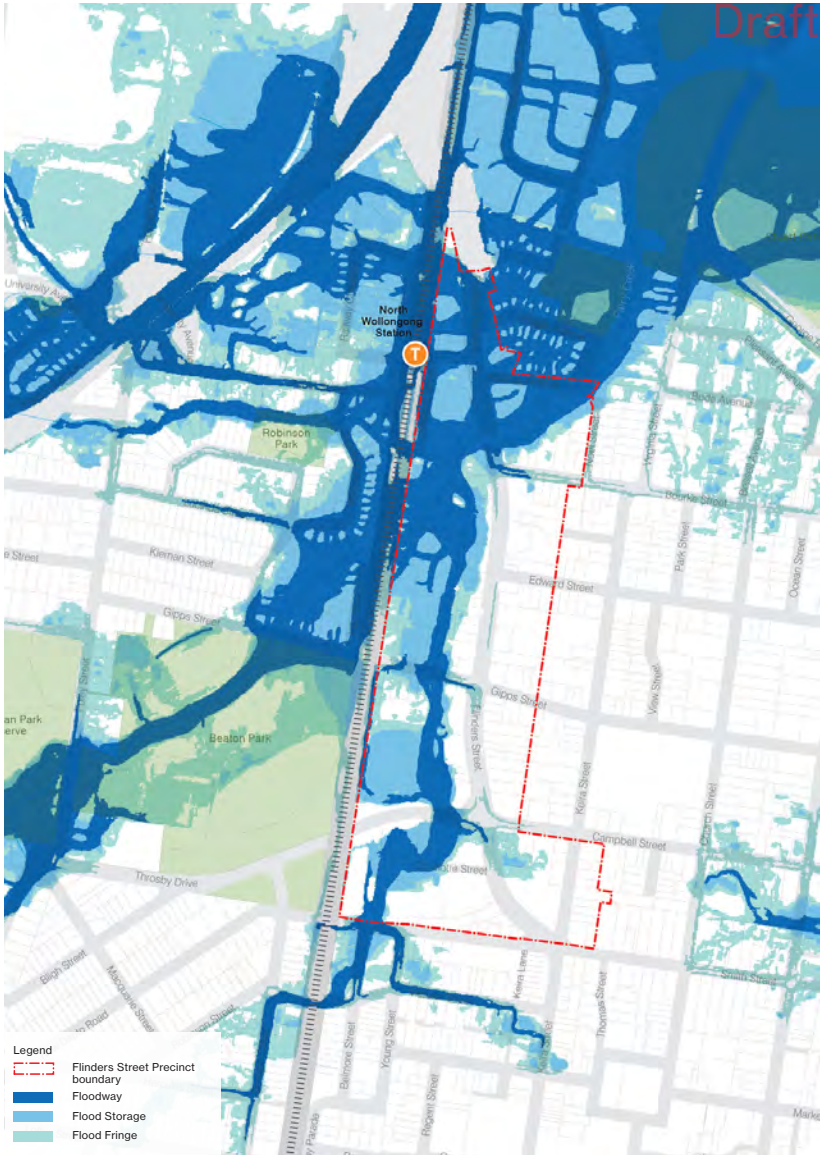


Figure 62. Flood constraints - PMF Functions

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Environmental constraints

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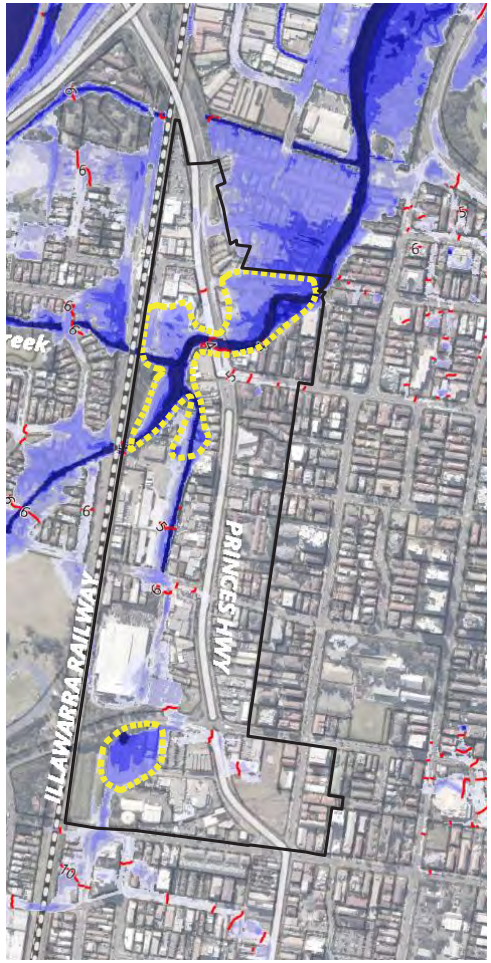


Figure 63. 1% AEP flood depths
(extract Fairy and Cabbage Tree Creeks - Floodplain Risk Management Study & Plan, Advisian 2024)

1% AEP - flood depths
Areas adjoining Fairy Creek and also immediately south of Throsby Drive are impacted by significant flood depths in the 1%AEP event.

Areas where there are greater flood depths and may require a raised FFL 1m above natural ground due to freeboard requirements may be challenging for redevelopment unless appropriate access and design response is achieved.

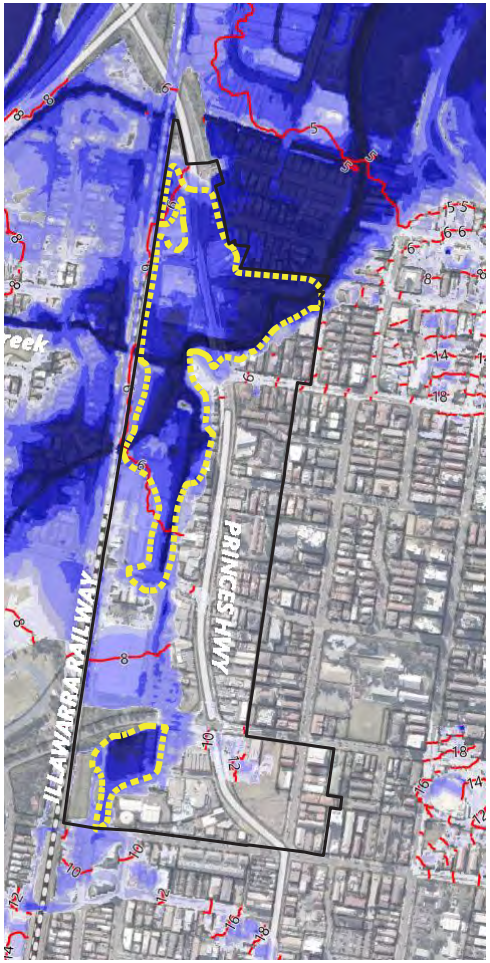


Figure 64. PMF flood depths
(extract Fairy and Cabbage Tree Creeks - Floodplain Risk Management Study & Plan, Advisian 2024)

PMF - flood depths
Large areas to the north and east of Fairy Creek may experience significant inundation during a PMF event. Severe flooding in the roadway north of Bourke Street and along Gipps Street impacts the ability for safe access and evacuation. These are areas where evacuation is challenging so they are not appropriate for uplift.

Uplift greater than permitted under the existing controls in areas that have no safe access, are in high flood risk or floodway areas, or increase demand on emergency services in the event of a flood is generally not permitted. As per the ministerial directions this excludes land above the FPL.

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Environmental constraints

Riparian corridors and ecology
The Fairy Creek corridor extends north-east to south-west across the precinct. The portion where the creek traverses to the south of the North Wollongong Hotel and the existing Dan Murphy's property consists of a natural creek with dense vegetation along its embankments.

The natural creek changes to a channel as it travels south towards Throsby Drive and southwest towards Beaton Park, with some vegetation along the channel edges.

Adequate setbacks from the riparian corridor and channel will be required to protect the ecological values of the creek, in addition to addressing flooding impacts.



Figure 65. Riparian corridors and ecology map

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A.8 Topography and views

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The Wollongong area is located between the coast and the Illawarra Escarpment, with two notable landscape and cultural markers; Mount Keira and Mount Kembla. Mount Keira is located to the north-west of the precinct at 464m in height and falls towards the coastline to the east. From the Flinders Street Precinct, there are prominent views towards the escarpment, particularly Mount Keira.

Retaining views and vistas towards Mount Keira is significant to the area, especially along key street such as Bourke Street, Gipps Street and Smith Street. There may also be moving views to Mount Keira as Flinders Street is a key movement corridor where one may appreciate the views of the escarpment while arriving or exiting Wollongong.

Immediately to the east of the precinct, the land rises up to a small hill before sloping towards the ocean. There may be potential for partial views of the ocean at upper levels.

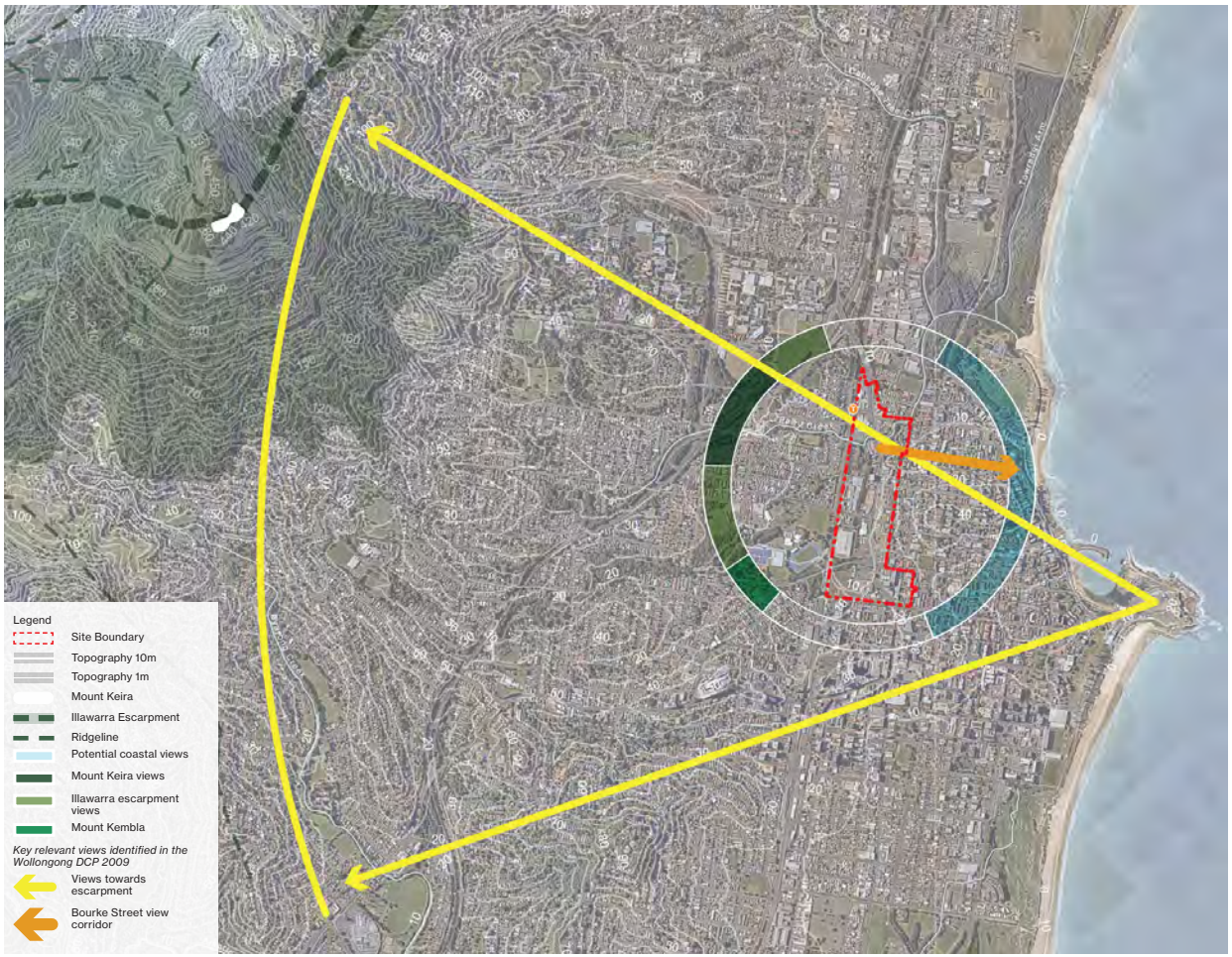


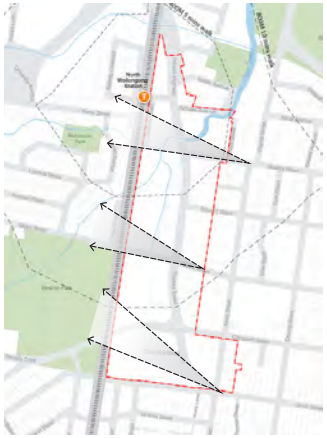
Figure 66. Topography and existing identified views (WDCP 2009 Chapter D13)

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Topography and views

Draft

The following key views towards Mount Keira are considered important to retain and celebrate. The extent of view protection for these views will need to be considered in the approach to built form height and scale within the precinct.



Key plan - view locations

View from Bourke Street looking west towards Mount Keira
Bourke Street is a key movement corridor connecting North Wollongong and the motorway with North Wollongong Beach. The current view west travelling along Bourke Street is an open view with Mount Keira and the escarpment at the end of the view. New development at the end of Bourke Street along Flinders Street may impede views towards the Mount Keira.

View from intersection of Flinders/Smith/ Keira Street looking west towards Mount Keira
The intersection at Flinders, Smith and Keira Streets is a key junction signalising the transition into the Wollongong City Centre. Smith Street is also a key east-west connection for vehicles, pedestrians and cyclists.

Mount Keira can be seen when travelling north along Flinders Street and is a key visual marker exiting Wollongong. Currently a wide view towards Mount Keira can be appreciated from this junction, however recent proposals on sites along the railway corridor partially blocks the escarpment. Significantly, future development on sites along Flinders Street between Throsby Drive and Smith Street may have a considerable impact on this view.

View from Gipps Street looking west towards Mount Keira
Gipps Street is located on higher topography with expansive views towards Mount Keira, Mount Kembla and the escarpment as the land descends down towards Flinders Street. The view narrows around the intersection of Gipps and Keira Streets, with Mount Keira at the end of the view. Future development proposals currently partially block Mount Keira and escarpment at the lower slopes.

View from Bourke Street looking west towards Mount Keira



Figure 67. Bourke Street - Existing view



Figure 68. Bourke Street - Potential future view (includes DAs/SSDs approved or under assessment, show in yellow)

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Topography and views

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View from intersection of Flinders/Smith/Keira Street looking west towards Mount Keira



Figure 69. Smith Street - Existing view

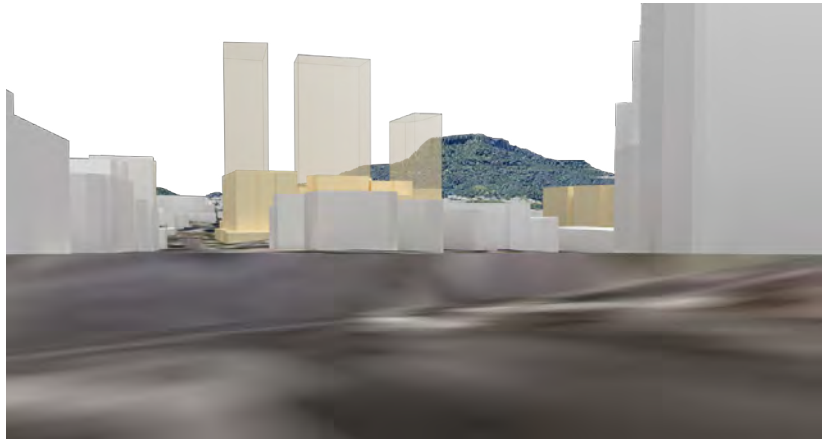


Figure 70. Smith Street - Potential future view (includes DAs/SSDs approved or under assessment, show in yellow)

View from Gipps Street looking west towards Mount Keira



Figure 71. Gipps Street - Existing view



Figure 72. Gipps Street - Potential future view (includes DAs/SSDs approved or under assessment, show in yellow)

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A.9 Development context

The precinct has seen a boost in recent years with several scoping proposals, master plans, SSDs and DAs being submitted, approved and a few constructed throughout the precinct.

- Most proposals consist of shop top/mixed use development with a retail or commercial ground floor and residential uses above. The majority of these developments exceed the base WLEP height controls by tapping into the bonus provisions available under the Housing SEPP.
- The built form character for new and proposed shop top/mixed use development varies - ranging from 2-4 storey podiums to tower to ground arrangements, contributing to the changing character of Flinders Street.
- There are a large number of strata title sites, particularly along the eastern side of Flinders Street where it adjoins with the existing R1 General Residential zone. Most of these consist of 3-4 storey walk up apartments are considered unlikely to change in the short to medium term.
- There are two sites that have been recently nominated to progress through the Housing Delivery Authority (HDA) pathway, which propose significant mixed use development.

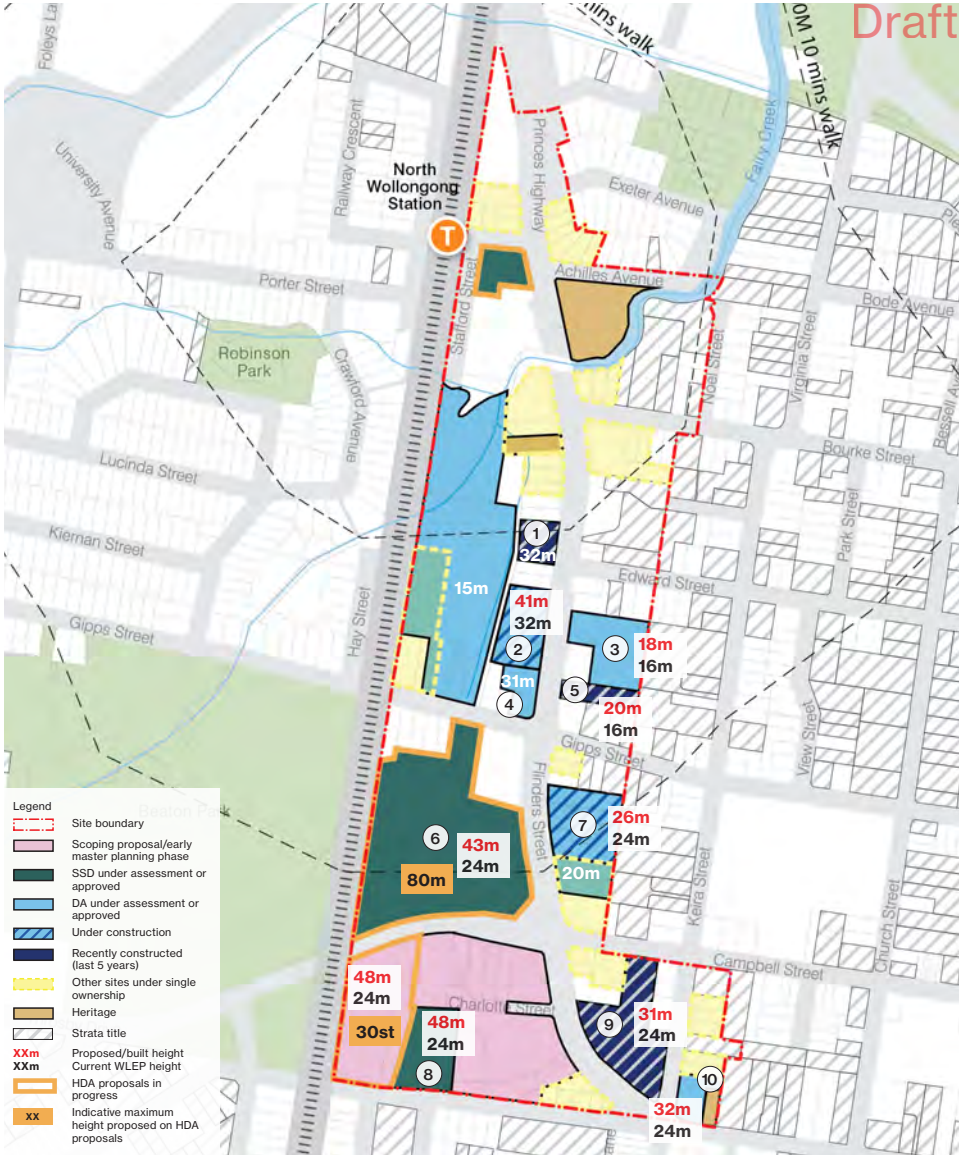


Figure 73. Development context map

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Development context

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1 **22-26 Flinders Street, Wollongong**
Completed at the end of 2018, HOB 32m.



2 **36 Flinders Street, Wollongong**
Currently under construction.



3 **19-23 Flinders Street, Wollongong**
Approved DA, HOB 18m.



4 **46 Flinders Street, Wollongong**
Approved DA.



5 **27 Flinders Street, Wollongong**
Completed at the beginning of 2023, HOB 20m.



6 **73-75 Gipps Street and 60-74 Flinders Street, Wollongong**
Currently under review HOB 43-80m.



7 **35-43 Flinders Street, Wollongong**
Currently under construction, HOB 26m.



8 **120 Smith Street (Stage 1), Wollongong**
Approved SSDA.



9 **83 Campbell Street and 65-73 Flinders Street, Wollongong**
Completed at the end of 2020, HOB 31m.



10 **81 Keira Street, Wollongong**
Partially approved DA. Additional alterations and levels currently under investigation.

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A.10 Lot types

Lot sizes
The Flinders Street Precinct has a variety of differing lot sizes ranging between small lots less than 1,000sqm to larger lots over 5,000sqm in size, which can support diverse building types and uses.

There are a number of large sites under single ownership that may be able to deliver significant renewal. Lot consolidation may need to be considered in some areas where there are smaller lots in order to enable feasible development.

Lot widths
Lot frontage widths smaller and greater than 20m have been mapped adjacent, which relates to the FSR clause 4.4A in the WLEP. The majority of the lots have a lot frontage width greater than 20m and would be able to trigger clause 4.4A for increased FSR. Sites with a lot frontage width less than 20m may need to consider lot amalgamation to broaden potential development opportunities including additional FSR.

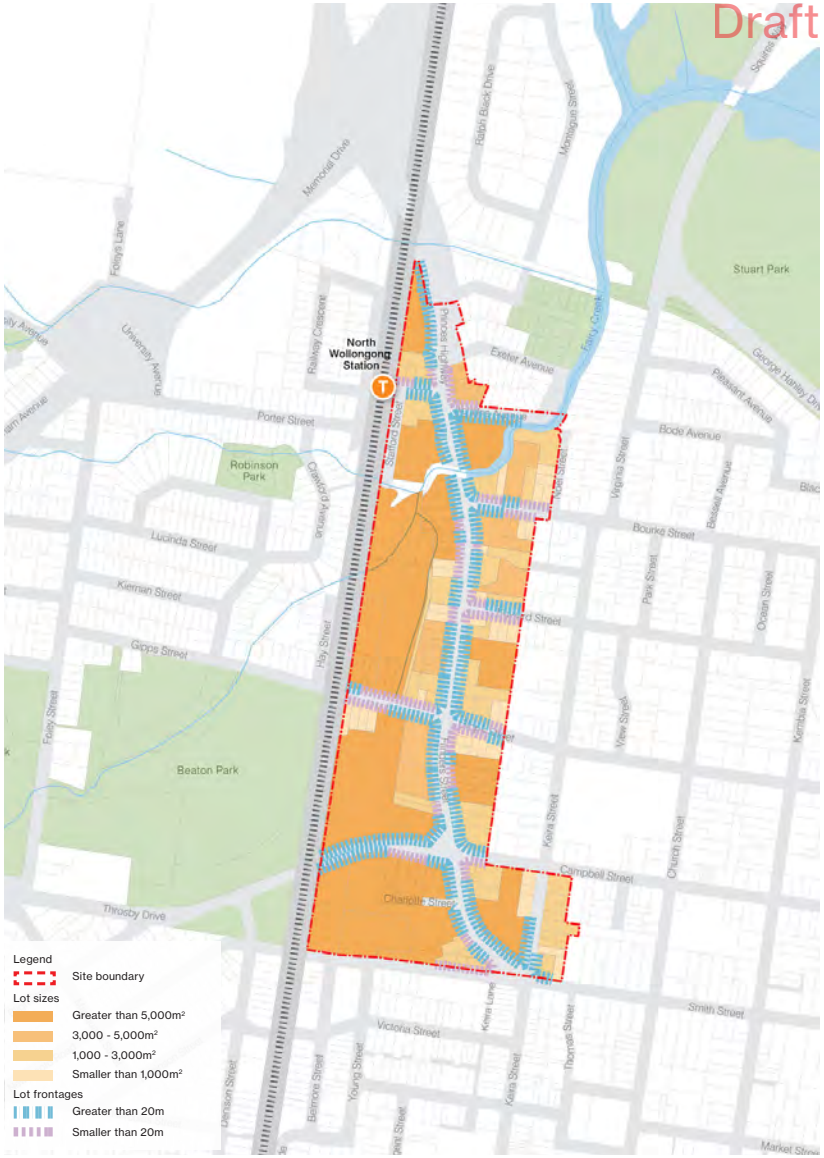


Figure 74. Lot size and frontage map

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B

SCENARIO TESTING

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B.1 Built form parameters

Draft

Building separation

Building Condition	Min. side setback	Min. rear setback
Commercial up to 24m	3m	9m
Commercial above 24m	6m	12m
Residential up 12m		
Habitable rooms	6m	6m
Non-habitable rooms	3m	4.5m
Residential 12-24m		
Habitable rooms	9m	9m
Non-habitable rooms	4.5m	4.5m
Residential above 24m		
Habitable rooms	12m	12m
Non-habitable rooms	6m	6m

Building efficiencies

- Ground level non-residential (shop-top) GBA to GFA efficiency is calculated at 60%.
- Ground and upper level warehouse / commercial GBA to GFA efficiency is calculated at 95%.
- Above ground non-residential GBA to GFA efficiency is calculated at 85%.
- Non-residential (non shop-top) GBA to GFA efficiency is calculated at 85%.
- Residential GBA to GFA efficiency is calculated at 75%.

Building height assumptions

Type / level	Height
Topography variations	0.5m
Sites requiring a freeboard above the 1% AEP	0.5 - 1m
Ground floor height	
Showroom / large format retail	7.5m
Warehouse	8.5m
General retail / commercial	5m
Typical floor heights	
Commercial	3.6m
Residential	3.2m

Note:

- Minor roof elements such as lift overruns have not been specifically modelled/tested and additional height may be needed in the final recommendation for height limits in the precinct.

Building typologies

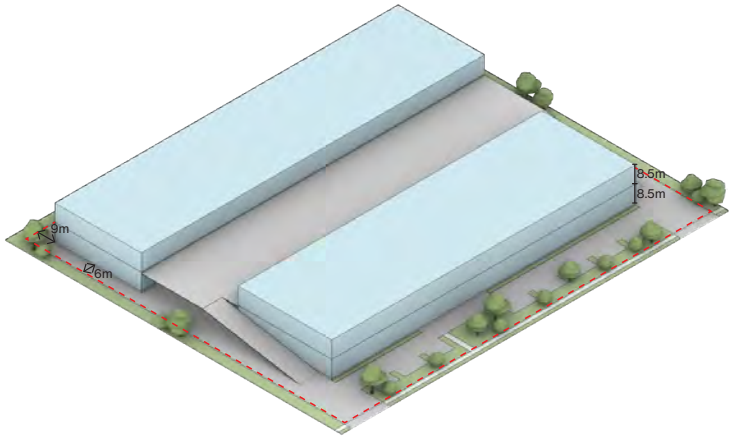


Figure 75. Typical warehouse typology

Warehouse typology

- 2 large warehouse levels with mezzanines.
- 4m setback from street frontage; site specific.
- 6m side setbacks from boundary
- 9m rear setback from boundary.
- 8.5m ground floor height and above ground floor height; warehouse
- In flood affected areas, floor levels will need to respond to flood requirements.

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Built form parameters

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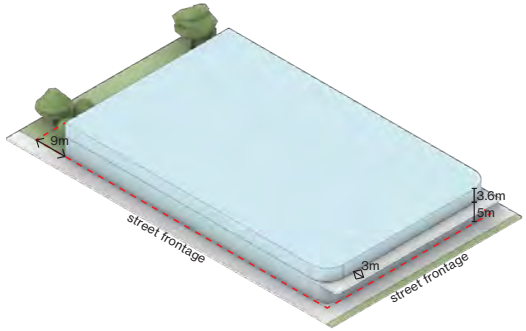


Figure 76. Typical commercial typology

Commercial typology
- Commercial-only.
- 3m awning; site specific.
- 0m setback from boundary; site specific.
- 9m rear setback from boundary.
- 5m ground floor height; general commercial / retail.
- 3.6m above ground floor height; commercial / retail.
- In flood affected areas, floor levels will need to respond to flood requirements.

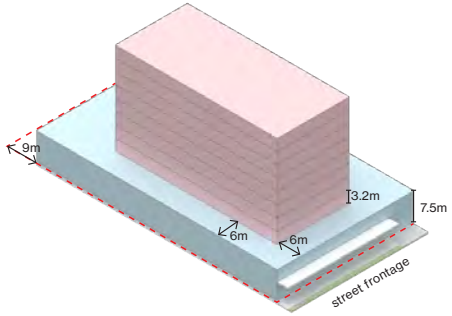


Figure 77. Typical shop top/mixed use typology

Shop top/mixed use typology
- Retail/commercial at ground with residential uses above.
- 0m side setbacks from boundary.
- 9m rear setback from boundary.
- 6m upper level setback along street frontage; site specific.
- 7.5m ground floor height; showroom / large format retail, or two storeys for smaller retail / commercial uses.
- 3.2m above ground floor height; residential.
- In flood affected areas, floor levels will need to respond to flood requirements.

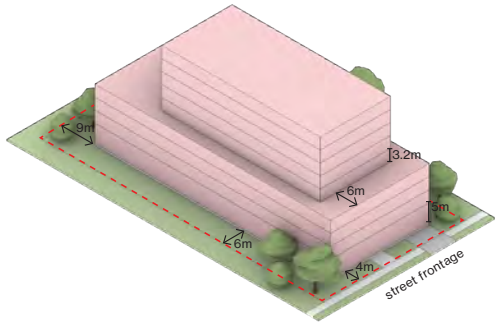


Figure 78. Typical residential typology

Residential typology
- Residential or retail/commercial at ground with residential uses above.
- 4m setback from street frontage; site specific.
- 6m side setbacks from boundary.
- 9m rear setbacks from boundary.
- 3-6m upper level setback along street frontage; site specific.
- min. 3m upper level setbacks on the rear and sides.
- 5m ground floor height.
- 3.2m above ground floor height; residential.
- In flood affected areas, floor levels will need to respond to flood requirements.

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B.2 Approach to scenario testing

Draft

The following considerations have informed scenario testing for the Flinders Street Precinct.

- Areas excluded from testing:
  - Strata title lots as these areas are considered unlikely to change.
  - Development under construction or recently constructed.
  - Approved Development Applications.
  - SSDs under assessment or approved.
  - Heritage items are retained.
- The area between Bourke and Gipps Street is proposed to under TOD SEPP controls which includes a maximum height of 22m and 24m for residential and shop top housing, respectively, and maximum 2.5:1 FSR. However the height controls in some areas already exceed the TOD control.
- Potential lot amalgamation for remaining lots to achieve a more feasible lot size.
- Land use:
  - Areas north of Fairy Creek proposed to be retained as commercial-only uses given significant flood constraints.
  - Areas west of Fairy Creek i.e. existing Kennards Storage site, to be retained as warehousing.
  - Lots along Flinders Street to be tested as shop top/mixed use development.
  - The block between Throsby Drive and Smith Street to be tested as shop top/ mixed use development.

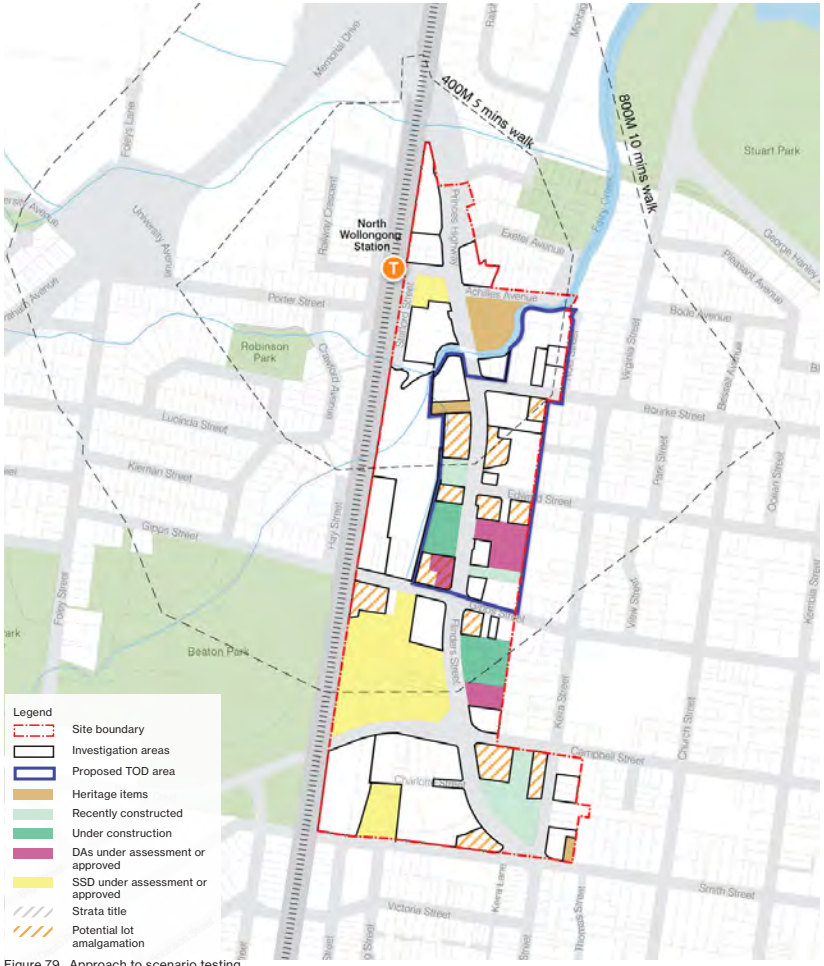


Figure 79. Approach to scenario testing

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B.3 Overview of scenarios

Draft

Scenario 1 - Base case under current controls

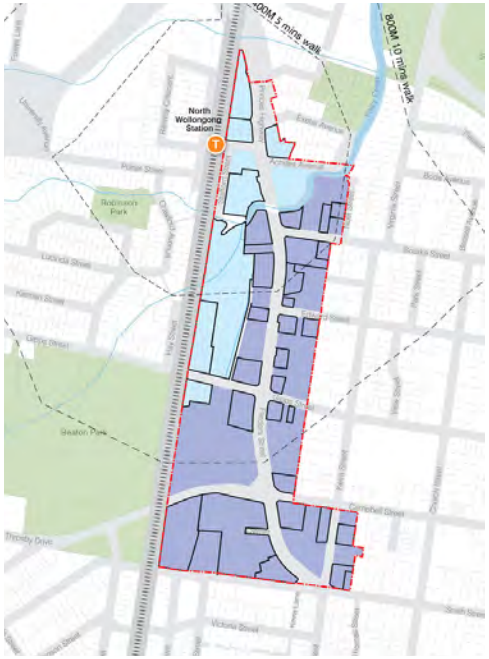


Figure 80. Scenario 1 - Base case approach

Assumptions:

- Areas where the TOD SEPP is proposed to apply - maximum 22m/24m height for residential/ shop top uses, and 2.5:1 FSR.
- All areas to comply under the current height and FSR controls including the potential for increased FSR under WLEP clause 4.4A. Maximum FSR of 2.6:1 assumed for shop top/mixed use sites.
- Areas identified in blue in the adjacent map will be tested as commercial focused development.
- Areas identified in purple on the adjacent map will be tested as shop top/mixed use development.
- Sites tested as mixed use development could apply for an FSR and height bonus up to 30% for infill adorable housing under the Housing SEPP. The maximum 30% additional height and FSR will be tested on relevant sites.

Legend
- Site boundary
- Investigation areas
- Commercial focus
- Mixed use focus

Scenario 2 - Proposed controls

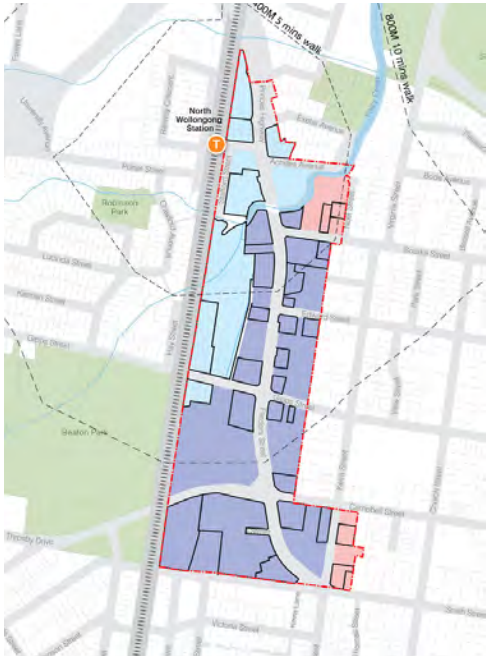


Figure 81. Scenario 2 - Proposed controls approach

Assumptions:
Same assumptions as Scenario 1 except:

- Sites to the east of Keira Street and north of Bourke Street are assumed to be residential.
- Proposed increase in building height in key areas.

Legend
- Site boundary
- Investigation areas
- Commercial focus
- Mixed use focus
- Residential

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B.4 Scenario 1

Draft

A base case scenario was tested to understand the development capacity under controls. This will inform proposed changes to controls identified in Scenario 2. An overview of the testing outcomes is provided on the following pages.

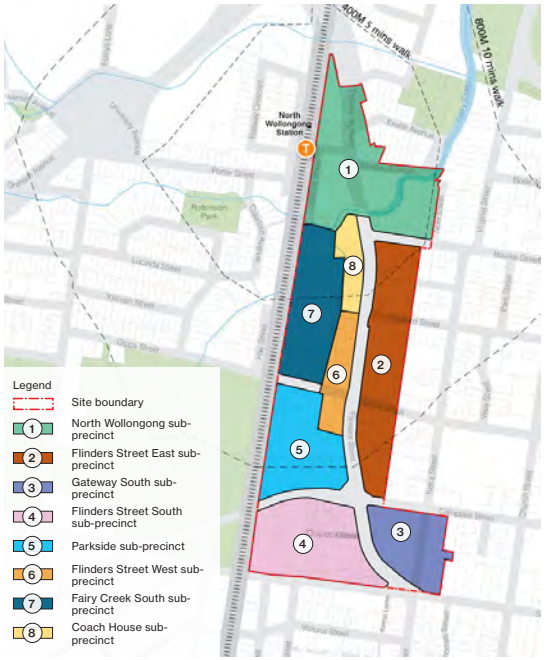


Figure 82. Sub-precincts key plan

Key findings from testing	Summary of Height/FSR outcomes
1 North Wollongong sub-precinct	
– Additional controls required on specific sites to protect view corridor from Bourke Street to Mount Keira. – Area significantly impacted by flooding. Areas with high flooding risk are unsuitable for residential uses, and are retained as commercial-only use. – Potential development lots along Bourke and Noel Streets restricted by size and strata to redevelop.	– FSR generally not achievable within height limit in commercial-only areas. – FSR generally not achievable within height limit in residential and mixed use areas. – TOD FSR controls generally not achievable within the TOD height limit.
2 Flinders Street East sub-precinct	
– Additional controls required on specific sites to protect view corridor from Gipps Street to Mount Keira. – Potential development lots restricted by size and strata to redevelop.	– TOD FSR controls generally not achievable within the TOD height limit.
3 Gateway South sub-precinct	
– Potential development lots restricted by size and strata to redevelop.	– FSR generally not achievable within height limit in residential and mixed use areas.
4 Flinders Street South sub-precinct	
– Additional controls required on specific sites to protect view corridor from intersection of Smith, Keira and Flinders Street to Mount Keira. – Area impacted by flooding.	– FSR generally not achievable within height limit.
5 Parkside sub-precinct	
– Area largely occupied by Bunnings SSD site - proposed mixed use development.	– FSR generally not achievable within height limit.
6 Flinders Street West sub-precinct	
– Additional controls required on specific sites to protect view corridor from Gipps Street to Mount Keira.	– WLEP height controls currently exceed the TOD height control, however the FSR controls are generally not achievable.
7 Fairy Creek South sub-precinct	
– Area best suited for low scale warehouses. – Area greatly impacted by flooding.	– Height and FSR unlikely to be achieved through warehouse development.
8 Coach House sub-precinct	
– Additional controls required on specific sites to protect view corridor from Bourke Street to Mount Keira. – Area greatly impacted by flooding, particularly at the rear of the lots.	– WLEP height controls currently exceed the TOD height control, however the FSR controls are generally not achievable.

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Scenario 1

Draft



Figure 83. Scenario 1 - Built form testing

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Scenario 1

Height and FSR outcomes matrix

No.	Type	Existing HOB	Existing FSR	Additional 30% HOB	Additional 30% FSR	Achievable HOB	Achievable FSR
1	Commercial	9m	3:1	-	-	8.0m (2 S.)	0.72:1
2	Commercial	9m	3:1	-	-	8.0m (2 S.)	1.15:1
3	Commercial	9m	3:1	-	-	8.0m (2 S.)	0.84:1
4	Commercial	32m	3:1	-	-	8.0m (2 S.)	0.65:1
5	Commercial	32m	3:1	-	-	21.5m (2 S.)	0.52:1
6	Commercial	32m	3:1	-	-	20.5m (2 S.)	1.19:1
7	Commercial	24m	3:1	-	-	20.5m (2 S.)	1.62:1
8	Shop-top	16m	2.6:1	20.8m	3.4:1	18.6m (4 S.)	1.91:1
9	Shop-top	24m	2.5:1	31.2m	3.3:1	27.9m (8 S.)	2.28:1
10	Shop-top	24m	2.5:1	31.2m	3.3:1	30.4m (8 S.)	1.60:1
11	Shop-top	24m	2.5:1	31.2m	3.3:1	30.4m (8 S.)	2.27:2
12	Shop-top	32m	2.6:1	41.6m	3.4:1	41.0m (11 S.)	1.68:1
13	Shop-top	32m	2.6:1	41.6m	3.4:1	41.0m (11 S.)	1.15:1
14	Shop-top	24m	2.5:1	31.2m	3.3:1	30.4m (8 S.)	1.39:1
15	Shop-top	16m	1.5:1	20.8m	2.0:1	17.6m (4 S.)	1.01:1
16	Shop-top	32m	1.5:1	41.6m	2.0:1	24.0m (6 S.)	1.82:1
17	Shop-top	24m	2.5:1	31.2m	3.3:1	30.4m (8 S.)	1.84:1
18	Shop-top	24m	2.5:1	31.2m	3.3:1	30.4m (8 S.)	1.63:1
19	Shop-top	24m	2.5:1	31.2m	3.3:1	30.4m (8 S.)	1.47:1
20	Shop-top	32m	2.6:1	41.6m	3.4:1	30.4m (8 S.)	3.16:1
21	Shop-top	24m	2.5:1	31.2m	3.3:1	20.8m (5 S.)	1.05:1
22	Shop-top	24m	2.6:1	31.2m	3.4:1	30.4m (8 S.)	1.87:1
23	Shop-top	24m	2.6:1	31.2m	3.4:1	30.4m (8 S.)	1.82:1
24	Shop-top	24m	2.6:1	31.2m	3.4:1	30.4m (8 S.)	2.05:1
25	Shop-top	24m	2.6:1	31.2m	3.4:1	28.2m (7 S.)	1.50:1
26	Shop-top	24m	2.6:1	31.2m	3.4:1	28.2m (7 S.)	1.33:1
27	Shop-top	24m	2.6:1	31.2m	3.4:1	30.4m (8 S.)	1.81:1
28	Shop-top	24m	2.6:1	31.2m	3.4:1	30.4m (8 S.)	2.52:1
29	Shop-top	24m	2.6:1	31.2m	3.4:1	31.1m (9 S.)	2.61:1
30	Shop-top	24m	2.6:1	31.2m	3.4:1	31.1m (9 S.)	2.32:1
31	Shop-top	24m	2.6:1	31.2m	3.4:1	31.1m (9 S.)	2.16:1

Figure 85. Scenario 1 - Height and FSR outcomes matrix

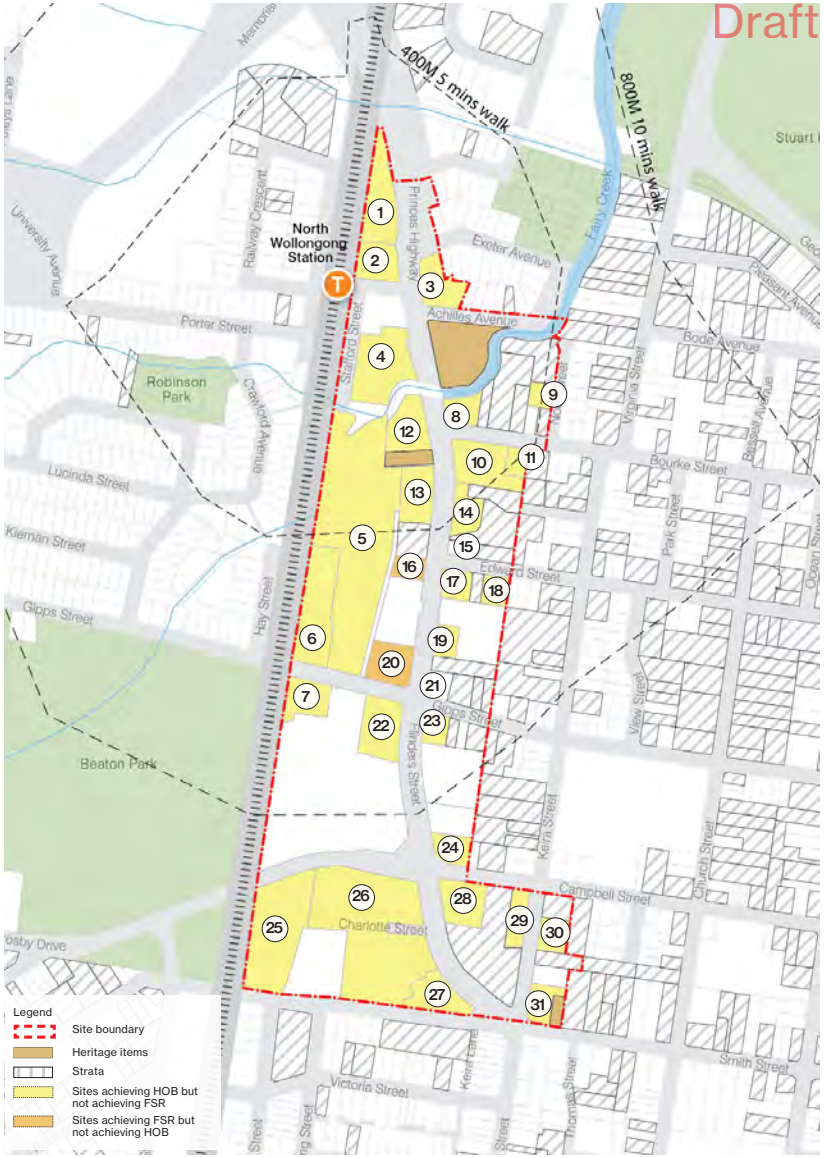


Figure 84. Scenario 1 - Key plan

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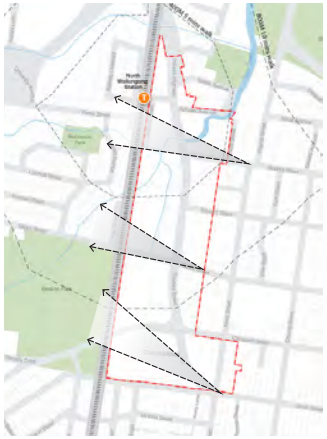
Scenario 1

Draft

Views towards Mount Keira

New development may impact views towards Mount Keira from key streets. Additional controls may be required to inform the retention of nominated view corridors. These protected view corridors are:

- View corridor along Bourke Street. This corridor restricts the height of site 4 (behind site 8) and site 8 and requires a northern upper level setback on site 12.
- View corridor along Gipps Street. This corridor restricts the heights of sites 5, 6, 20 and 21.
- View corridor at the intersection of Flinders, Smith and Keira Streets. This corridor restricts the heights of sites 25 and 26 and requires an upper level setback on site 27.



Key plan - view locations

View from Bourke Street looking west towards Mount Keira

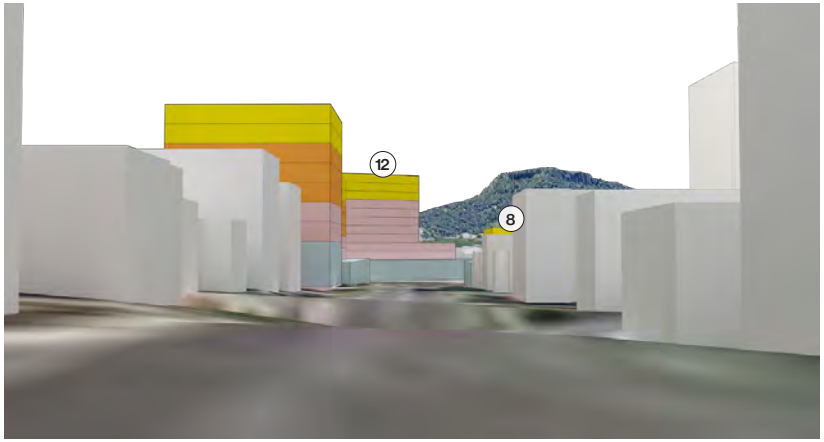


Figure 87. Scenario 1 - Bourke Street view

View from Gipps Street looking west towards Mount Keira



Figure 86. Scenario 1 - Gipps Street view

View from intersection of Flinders/Smith/Keira Street looking west towards Mount Keira

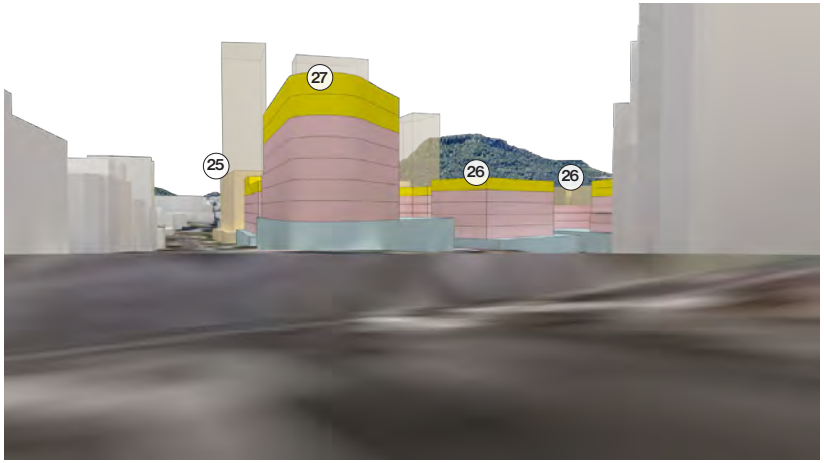


Figure 88. Scenario 1 - Smith Street view

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B.5 Scenario 2

Draft

A proposed scenario has been iteratively developed to test increases in the base controls. Generally there is no proposed increase to FSR, except those areas that are nominated to fall under TOD controls. Additional height in key areas can assist in achieving development potential under the FSR controls, while enabling built form outcomes that consider building separation, deep soil, variation in form and views.

Key outcomes

- Opportunity for increased height along the eastern side of Flinders Street between Bourke and Campbell Streets to the match the western side, helping to define the streetscape character along Flinders Street. Parts of this area is also nominated as a TOD area, where proposed increases in height above the TOD control can provide flexibility in development outcomes to meet a base 2.5:1 FSR under TOD.
- Opportunity for increased height on key sites e.g. Smith Street, corner of Gipps and Flinders Street, and corner of Bourke and Flinders Street, to provide variation in built form and create marker buildings on key intersections.

For further information see 6.4 Sub-precinct outcomes.

Sub-precinct	Proposed zone change	Increased HOB	Increased FSR	Review setbacks and street frontage height
(1) North Wollongong	● partial	● partial (TOD)	● partial (TOD)	●
(2) Flinders Street East	●	●	● TOD	●
(3) Gateway South	●	● partial	●	●
(4) Flinders Street South	● partial	● partial	●	●
(5) Parkside	●	●	●	●
(6) Flinders Street West	●	● partial	●	●
(7) Fairy Creek South	●	●	●	●
(8) Coach House	●	●	●	●

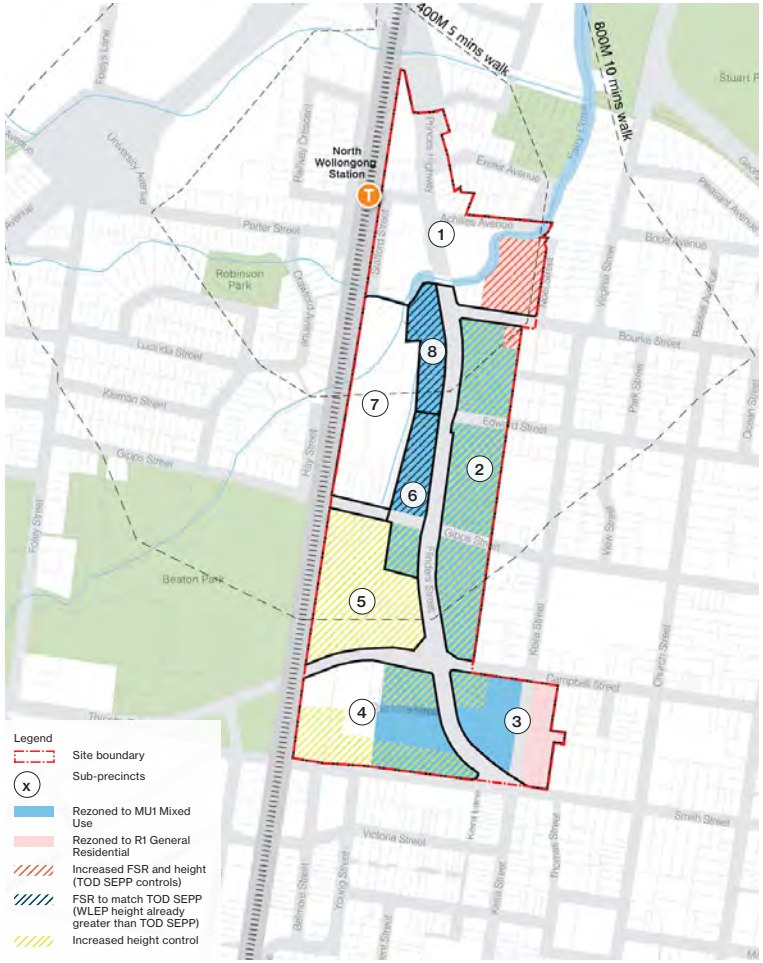


Figure 89. Scenario 2 - Overview of recommendations

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Scenario 2

Draft

Scenario 2 (proposed)



Figure 90. Scenario 2 (proposed) - built form testing

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Scenario 2

Height and FSR outcomes matrix

No.	Type	Existing HOB	Proposed HOB	Existing FSR	Additional 30% HOB	Additional 30% FSR	Achievable HOB	Achievable FSR
1	Commercial	9m	-	3:1	-	-	8.0m (2 S.)	0.72:1
2	Commercial	9m	-	3:1	-	-	8.0m (2 S.)	1.15:!
3	Commercial	9m	-	3:1	-	-	8.0m (2 S.)	0.84:1
4	Commercial	32m	-	3:1	-	-	8.0m (2 S.)	0.65:1
5	Commercial	32m	-	3:1	-	-	21.5m (2 S.)	0.52:1
6	Commercial	32m	-	3:1	-	-	20.5m (2 S.)	1.19:1
7	Commercial	24m	-	3:1	-	-	20.5m (2 S.)	1.62:1
8	Shop-top	16m	-	2.6:1	20.8m	3.4:1	18.6m (4 S.)	1.19:1
9	Shop-top	24m	-	2.5:1	38.6m	3.3:1	27.9m (8 S.)	2.28:1
10	**Shop-top**	**24m**	**40m**	**2.5:1**	**52.0m**	**3.3:1**	**49.6m (14 S.)**	**2.41:1**
11	Shop-top	24m	-	2.5:1	28.6m	3.3:1	27.9m (8 S.)	2.27:1
12	Shop-top	32m	-	2.6:1	41.6m	3.4:1	41.0m (11 S.)	1.68:1
13	Shop-top	32m	-	2.6:1	41.6m	3.4:1	41.0m (11 S.)	1.15:1
14	**Shop-top**	**24m**	**32m**	**2.5:1**	**41.6m**	**3.3:1**	**40.0m (11 S.)**	**1.87:1**
15	**Shop-top**	**16m**	**32m**	**1.5:1**	**41.6m**	**2.0:1**	**17.6m (4 S.)**	**1.01:1**
16	Shop-top	32m	-	1.5:1	41.6m	2.0:1	24.0m (6 S.)	1.82:1
17	**Shop-top**	**24m**	**32m**	**2.5:1**	**41.6m**	**3.3:1**	**40.0m (11 S.)**	**2.51:1**
18	**Shop-top**	**24m**	**32m**	**2.5:1**	**41.6m**	**3.3:1**	**40.0m (11 S.)**	**2.21:1**
19	**Shop-top**	**24m**	**32m**	**2.5:1**	**41.6m**	**3.3:1**	**40.0m (11 S.)**	**2.00:1**
20	Shop-top	32m	-	2.6:1	41.6m	3.4:1	30.4m (8 S.)	3.16:1
21	Shop-top	24m	-	2.5:1	39.0m	3.3:1	20.8m (5 S.)	1.05:1
22	**Shop-top**	**24m**	**40m**	**2.6:1**	**52.0m**	**3.4:1**	**49.6m (14 S.)**	**2.57:1**
23	**Shop-top**	**24m**	**32m**	**2.6:1**	**41.6m**	**3.4:1**	**40.0m (11 S.)**	**2.46:1**
24	**Shop-top**	**24m**	**32m**	**2.6:1**	**41.6m**	**3.4:1**	**40.0m (11 S.)**	**2.78:1**
25	**Shop-top**	**24m**	**40m**	**2.6:1**	**52.0m**	**3.4:1**	**50.6m (14 S.)**	**2.22:1**
26	**Shop-top**	**24m**	**40m**	**2.6:1**	**52.0m**	**3.4:1**	**50.6m (14 S.)**	**1.66:1**
27	**Shop-top**	**24m**	**40m**	**2.6:1**	**52.0m**	**3.4:1**	**49.6m (14 S.)**	**3.14:1**
28	**Shop-top**	**24m**	**32m**	**2.6:1**	**41.6m**	**3.4:1**	**40.0m (11 S.)**	**3.25:1**
29	Shop-top	24m	-	2.6:1	31.2m	3.4:1	31.1m (9 S.)	2.61:1
30	Shop-top	24m	-	2.6:1	31.2m	3.4:1	31.1m (9 S.)	2.32:1
31	Shop-top	24m	-	2.6:1	31.2m	3.4:1	31.1m (9 S.)	2.16:1

Figure 91. Scenario 2 - Height and FSR outcomes matrix

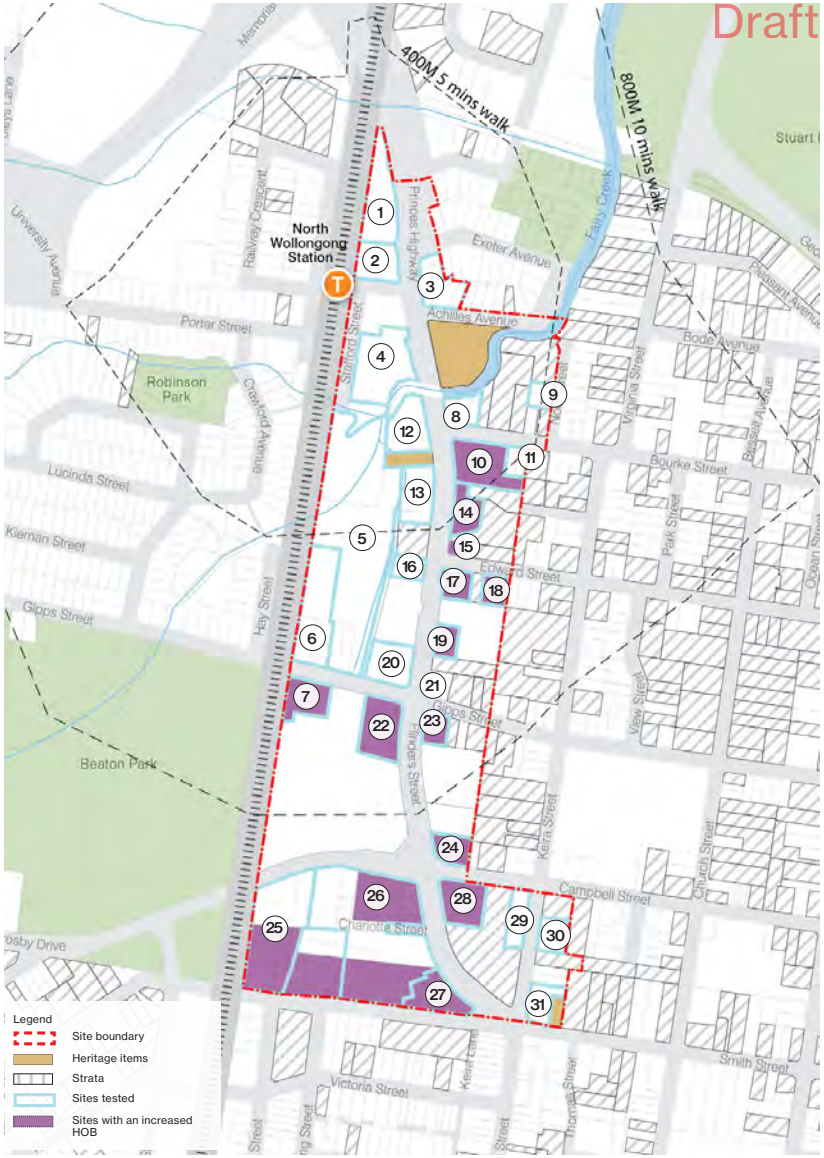


Figure 92. Scenario 2 - Key plan

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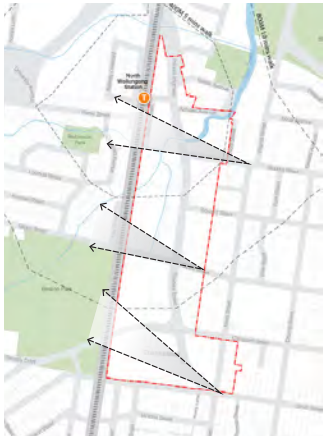
Scenario 2

Draft

Views towards Mount Keira

Views towards Mount Keira from key streets may be restricted by new development. Additional controls may be required to inform the retention of nominated view corridors. These additional controls are:

- (12) Requires approximately a 40m setback from the northern boundary, with a maximum height of 15m (approx. 3 storeys).
- (8) Maximum building height of 17m (approx. 4 storeys).
- (6) Maximum building height of 32m (approx. 8 storeys).
- (5) Maximum building height of 32m (approx. 8 storeys).
- (20) Maximum building height of 32m (approx. 8 storeys).
- (21) Maximum building height of 20m (approx. 5 storeys).
- (26) Maximum building height of 24m (approx. 6 storeys).



Key plan - view locations

View from Bourke Street looking west towards Mount Keira



Figure 94. Scenario 2 - Bourke Street view

View from Gipps Street looking west towards Mount Keira

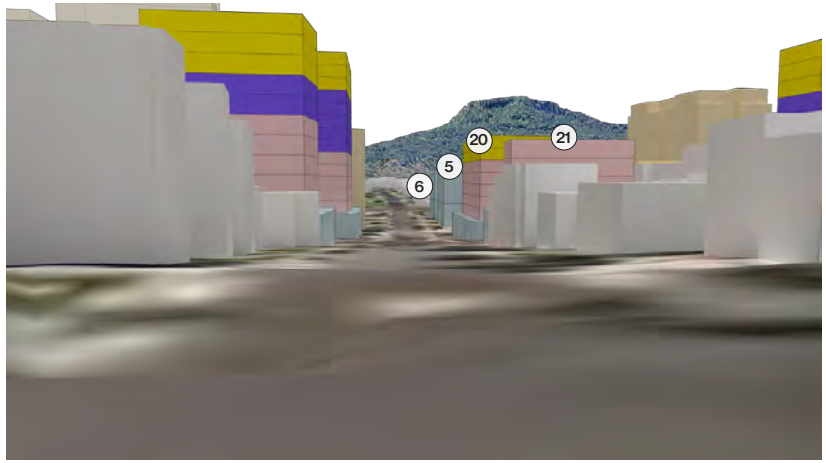


Figure 93. Scenario 2 - Gipps Street view

View from intersection of Flinders/Smith/Keira Street looking west towards Mount Keira

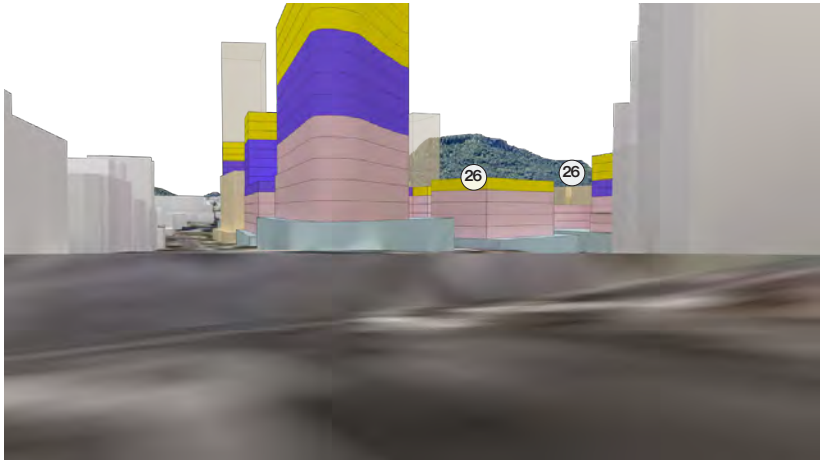


Figure 95. Scenario 2 - Smith Street view

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Scenario 2

Draft



Key plan - view locations

View from Flinders Street near Throsby Drive looking north

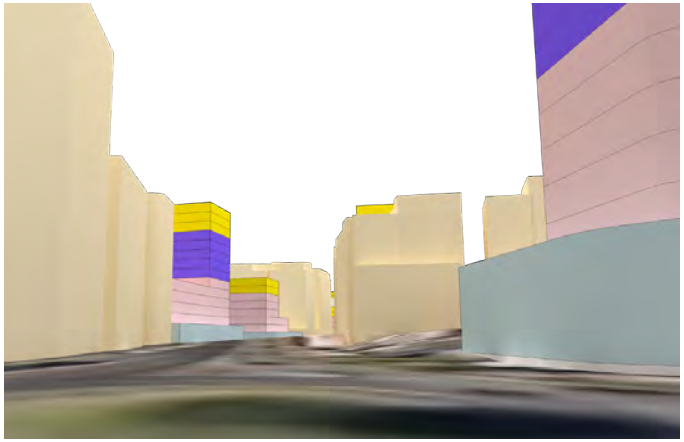


Figure 96. Scenario 2 - View form Flinders Street near Throsby Drive

View from Flinders Street near Bourke Street looking south

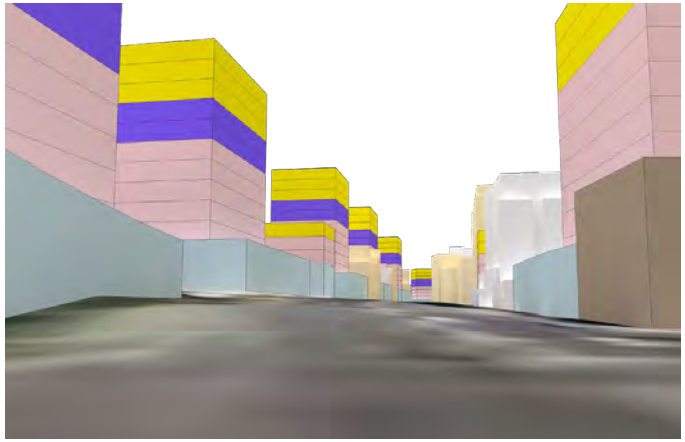


Figure 98. Scenario 2 - View from Flinders Street near Bourke Street

View from Gipps Street looking east

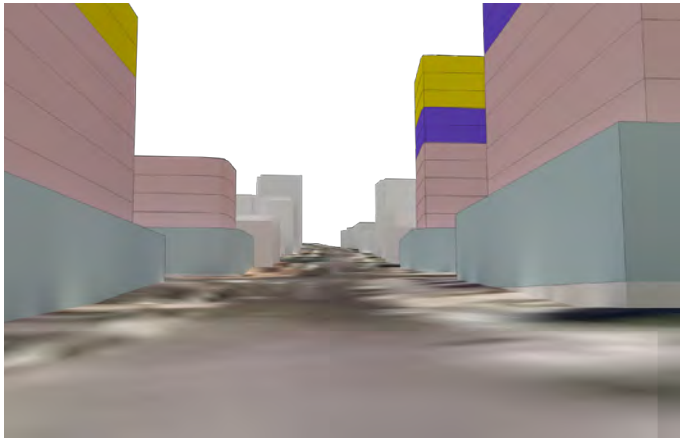


Figure 97. Scenario 2 - View from Gipps Street

View from Smith Street looking west

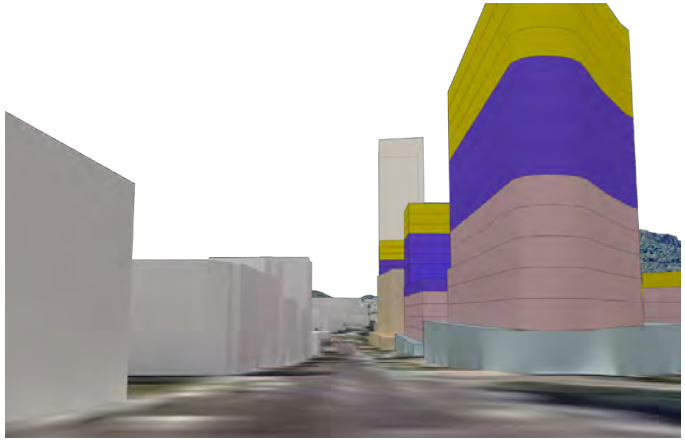


Figure 99. Scenario 2 - View from Smith Street

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Scenario 2

Draft

Views from the sun
The adjacent images display the view from the sun between 9am and 12pm during midwinter, demonstrating the potential overshadowing impacts of the proposed controls to the Beaton Park complex.

Given the orientation of the precinct, future development will only have a minor overshadowing between 9am and 10am.


June 21 9:00am


June 21 9:30am


June 21 10:00am


June 21 10:30am


June 21 11:00am


June 21 11:30am


June 21 12:00pm

Figure 100. Scenario 2 - Views from the sun

Document Set ID: 26937910
Version: 1, Version Date: 10/10/2025

ITEM 5 PUBLIC EXHIBITION - PREFERRED LOCATIONS FOR THE NORTHERN SUBURBS AND WOLLONGONG CITY CENTRE SKATE PARKS

Council has programmed the delivery of two new skate parks in Wollongong City Centre and the Northern Suburbs. To assist with the site selection process, Council has engaged specialist consultants Convic to provide site assessment reports for both skate park projects. These reports aim to provide a robust evidence-based assessment to support Council's decision-making regarding preferred locations.

MacCabe Park in Wollongong and WF Jackson Park in Thirroul have been determined as the preferred locations for these new skate parks. This report seeks Council approval to place these sites on public exhibition for a period of 21 days.

RECOMMENDATION

1 Endorse the following sites as the preferred skate park locations for public exhibition:
   a WF Jackson Park, Thirroul as the preferred location for the Northern Suburbs skate park.
   b MacCabe Park – Site 2 – as the preferred location for the Wollongong City Centre skate park.
2 Community and stakeholder feedback from the public exhibition period be reported back to Council for consideration prior to adoption of the preferred locations.

REPORT AUTHORISATIONS

Report of: Mark Berriman, Manager Sport + Recreation
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

1 Wollongong City Centre - Site Selection Report
2 Northern Suburbs - Site Selection Report

BACKGROUND

A strategy to consider the implementation of skate parks to address the needs of the Wollongong community was revised and considered as part of the Sportsground and Sporting Facilities Strategy 2017-2021. Council resolved to adopt the Strategy on 26 June 2017 and as part of the Council report an attachment was provided named Review and Develop Skate Park Methodology Used to Rank Skatepark Development Across The LGA. This document identified Wollongong Central skate park, as well as a Northern Suburbs skate park, naming Thirroul as the preferred location. The document also recommends District and Regional scale skate facilities, prioritising Wollongong ahead of Thirroul in the implementation.

Subsequent versions of the Sports Ground Strategy and Council's Infrastructure Delivery Plans have been adopted. Fundamentally, the approach and scale of facilities have been based on the report presented in 2017 as the justification of size and, ultimately, cost estimates that were based on the delivery of the Berkeley skate park.

Currently there are six (6) skate parks located at Helensburgh, Berkeley, Dapto, Fairy Meadow and Unanderra, and the recently completed skate space at King George V Park, Port Kembla.

Council's Delivery Program 2025-2029 and Operational Plan 2025-2026 identifies the progression of planning and development of new skate parks in the Northern Suburbs and Wollongong City Centre as key actions, and these actions are included in the adopted Infrastructure Delivery Plan.

Skateboarding is now an Olympic sport and with the trend toward greater professionalisation and skill progression, Council may also need to recalibrate its current approach to ensure opportunities exist for aspiring athletes while continuing to meet community recreation needs. This can be done by introducing an advanced element within a skate park or integration into a design of the Wollongong City Centre Skate Park. The Warrawong Planning Proposal submitted by the NSW State Government identifying an opportunity for an Olympic scale skate facility could also be considered.

Site Selection

Skate park consultant Convic was engaged by Council to prepare site selection reports for both projects. The aim of these reports is to provide Council with an evidence base for decision making and basis for future planning and design works.

It is important to note that there is no perfect site for these projects, all sites have strengths and weaknesses. Convic's site selection reports outline ten (10) key site assessment criteria, three of which are particularly pertinent to these projects:

1. Access and public transport
2. Natural surveillance (and in high trafficable locations)
3. Proximity to residential properties.

Wollongong City Centre

MacCabe Park plays a strategic role in supporting the liveability of Wollongong City Centre, particularly as the area experiences significant residential growth. Several major construction projects, such as new apartment developments along Keira Street and The Globe are underway nearby and this will increase demand for quality open space once completed.

MacCabe Park contains war monuments and commemoration areas, large buildings, and various infrastructure (e.g., car parking, public art, toilets, lighting and fencing) that create difficulties in the siting of a new skate park in the northern area of the park. Noting Council does not have a Master Plan for MacCabe Park and is identified for funding in 2026-2027, it is critical to ensure that placement of new infrastructure in the park does not limit or obstruct future improvements that cater for population growth and activation.

Convic has reviewed four (4) potential locations for a new facility within MacCabe Park (Attachment 1) which were:

- Site 1 - south of Nike public artwork and closer to the Youth Centre.
- Site 2 - area east of large landscape mound fronting Church Street.
- Site 3 - existing carpark located on corner of Ellen and Keira Streets.
- Site 4 - located mid-block fronting Keira Street.



Image: Site locations McCabe Park

The review finds that:

- Sites 1 and 2 scored highly and were recommended.
- Sites 3 and 4 were too small and do not provide adequate setbacks from residential properties.

It is recommended that **Site 2** is the preferred location based on the following considerations:

- The site has good natural surveillance along Church Street.
- Sufficient setback distances from residential properties and maintains space for commemoration activities associated with the war memorial.
- Maintains pedestrian movements through the park and can arguably work with a future Master Plan.
- This area is considered under-utilised with minimal conflict with infrastructure.

Apart from the points made above, the centre core of MacCabe Park should be kept available to connect significant residential developments into the park and continue through the park towards the mall via a central walkway, that includes tree planning and break-out spaces for other passive recreation. Site 2 allows for the majority of the park to be designed to meet a range of other uses for residents to enjoy what will become a main central iconic passive park that families will use for picnics, children's play, leisure and relaxation, as well as providing for a well-designed and appropriately sized skate facility.

Northern Suburbs

The site selection report (Attachment 2) considered four (4) potential locations at:

1. WF Jackson Park, Thirroul
2. Thomas Gibson Park Tennis Courts, Thirroul
3. MacCauley Park, Thirroul
4. Pinecourt Park, Austinmer

WF Jackson Park offers the most compelling case for a district-level skate park in the Northern Suburbs. Its central location in Thirroul, combined with high visibility along Lawrence Hargrave Drive, provides excellent natural surveillance which is critical for creating a safe and welcoming environment for women, families, and young people. The site's proximity to Thirroul train station and bus routes ensures equitable access for a wide demographic and supporting inclusive participation. These attributes, coupled with its ability to accommodate an 800m² facility, make WF Jackson Park uniquely positioned to deliver a family-friendly, female-friendly, and safe skate park that meets community expectations.

The review finds that:

- WF Jackson Park was recommended.
- Thomas Gibson Park, MacCauley and Pinecourt Parks did not score highly with proximity to residents, passive surveillance and proximity to public transport for some of the sites.

It is recommended that WF Jackson Park is the preferred location based on the following considerations:

- Central location and accessibility across the Northern Suburbs.
- Safety and high natural surveillance positioned on Lawrence Hargrave Drive.
- Family and female-friendly environment through accessibility, visibility and location of the existing park.
- This area is considered under-utilised with minimal conflict with infrastructure.
- Permissible activity under the 2022 Community Land Plan of Management (General Community Use).

Thomas Gibson Park Tennis Courts, MacCauley Park in Thirroul, and Pinecourt Park in Austinmer were assessed but found unsuitable for a district-level skate park due to significant limitations. Thomas Gibson Park's existing tennis infrastructure, and constrained layout and size, restrict opportunities for a district skate facility without displacing and impacting on current uses, including football, rugby league and

tennis. Bulli Showground has also been ruled out, whilst investigation and planning works are underway by Transport for NSW for the proposed Bulli Bypass project that is situated adjacent to the Showground. In addition, consideration of placement of a skate facility with the Bulli Masterplan Study Area would result in very poor passive surveillance.

MacCauley Park, while located in Thirroul, lacks strong natural surveillance in addition to its proximity to residential properties which also raises noise and amenity concerns. Pinecourt Park in Austinmer presents challenges with distance to nearest train station, approximately 1.5km, limited visibility at night, and proximity to existing residential homes. Collectively, these factors make all three sites less viable compared to WF Jackson Park, which offers excellent accessibility, visibility, and capacity to deliver a safe, inclusive, and well-integrated skate park that would be designed to provide a unique skate experience to complement the space and community expectations.



Image: Sites in Thirroul and Austinmer

PROPOSAL

Following a detailed review and assessment of potential locations, the preferred sites are:

- Wollongong City Centre – MacCabe Park (Site 2)
- Northern Suburbs – WF Jackson Park, Thirroul

Endorsement of these preferred sites by Council will enable public exhibition seeking community feedback. The findings of this community consultation will be used to assist in finalising the site selection process and reported for Council's future consideration.

COMMUNICATION AND ENGAGEMENT

Should Council determine to resolve to support the public exhibition of the preferred locations, this project will be communicated through the following methods:

- Written notification to neighbouring households and businesses.
- Project page on Council's engagement website.

- Notification to participants of previous engagement related to skate park projects.
- Notification to interested stakeholders including relevant community groups and nearby schools.
- E-newsletter to registered participants via Council's engagement website opting in to receive project notifications related to 'Wollongong and surrounds', 'Thirroul and surrounds' and 'Sports and Recreation'.
- Hard copy information available at our libraries.
- On-site signage.
- Face-to-face engagement opportunities.

Councils Engagement Team will then seek feedback from the community using the following methods:

- Online survey via Council's engagement website.
- Hard copy survey.
- In person.
- Phone calls.
- Emails.
- Letters.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 4 'We have a healthy, respectful and inclusive City'. It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
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	Parks and Sportsfields

SUSTAINABILITY IMPLICATIONS

Whilst designs have not been developed, projects may require some removal or pruning of recently planted vegetation to accommodate construction and operation of the new skate facilities. Opportunities for landscaping will be considered through the design process whilst offset planting at 2:1 ratio may be pursued elsewhere in the city where high value trees must be removed.

A review of Environmental Factors will be prepared to support the construction projects and will provide an assessment of impacts.

RISK MANAGEMENT

Location is the most controversial aspect of a skate park and represents significant project risk in delaying delivery of the projects. Public exhibition of the preferred locations will help facilitate feedback from the community helping to finalise the site selection process.

FINANCIAL IMPLICATIONS

These projects are currently funded by developer contributions as part of the Wollongong City-Wide Development Contributions Plan (2024).

Council has also secured additional grant funding including:

- $300,000 from the NSW Government's Places to Play Program, and
- $300,000 from the Responsible Gambling Fund to complement funding for the Wollongong City Centre project.

Failure to deliver the Wollongong City Centre skate park in accordance with grant program timelines may require return of the funding and reduce Council's overall financial capacity to deliver the project in full.

Pending finalisation of the site selection process, project budgets will be reviewed and refined to ensure alignment with estimated project costs for construction in line with planned outcomes. Potential funding sources include:

- Review of the allocated s7.12 budget based on updated information.
- Capital revenue.
- External grant funding opportunities.

CONCLUSION

MacCabe Park, Wollongong, and WF Jackson Park, Thirroul, have been identified as the preferred sites for the delivery of new skate parks. Public exhibition of these preferred locations will enable community feedback on these locations which will be reported back to Council for consideration.



WOLLONGONG CITY SKATEPARK

SITE SELECTION REPORT

AUGUST 2024

CONVIC

PREPARED BY

CONVIC

FOR

wollongong
city of innovation

QUALITY INFORMATION

PROJECT NAME	Wollongong City Skatepark
PROJECT NO.	23077
PREPARED BY	Angus Thomas
REVIEWED BY	Bryce Hinton

ACKNOWLEDGEMENTS

CONVIC Pty Ltd. Acknowledge the contributions of all those who participated in the preparation of the Wollongong City Skatepark Site Selection report, including Wollongong City Council staff, specialised consultants and residents, community groups and other stakeholders who responded to the various opportunities for input and/or who provided advice and information where required.

REVISION HISTORY

REVISION	REVISION DATE	DETAILS	AUTHORISED	
			NAME / POSITION	SIGNATURE
A	31.05.2024	Site Selection Report_Draft	Bryce Hinton / Design Manager	
B	01.08.2024	Site Selection Report_Final	Bryce Hinton / Design Manager	
C	22.08.2025	Site Selection Report_Final	Bryce Hinton / Design Manager	

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01 INTRODUCTION

BACKGROUND

Wollongong City Council has programmed the construction of a new skatepark in Wollongong City Center. In April 2024 Council engaged CONVIC to undertake a site assessment of MacCabe park for its suitability of the proposed skatepark precinct.

SELECTING THE APPROPRIATE SITE:
The location of the skatepark or youth space is critical in ensuring the future success of this important community asset. In particular the site should have the ability to:

- Create a centralised social hub for young people.
- Allow users of different ages to interact with each other.
- Allow users of different abilities to learn from each other.
- Create strong links with existing Wollongong community facilities and amenities.
- Create a destination celebrating a unique Wollongong identity and
- Be a place that young people want to be within and enjoy.

It has been identified that the skatepark must cater for all ages, abilities and types of action sports including active, passive and social activities.

MacCabe parks presents an opportunity for the Wollongong City Council to develop a revitalised youth precinct and create a dynamic and activated community hub. Its central location within Wollongong connects with public transport, shopping precinct and city center offering. This location offers recreational and social opportunities for all members of the community, from day to day use to community centred activities and events. This report outlines the key criteria used to assess four proposed areas within MacCabe park provided to CONVIC by the Wollongong City Council, outlines our analysis of these sites, and makes a recommendation for the preferred location.



02 SITE ASSESSMENT CRITERIA

SITE ASSESSMENT CRITERIA

1. PHYSICAL SITE CONDITIONS & TECHNICAL CONSIDERATIONS

This first broad criterion is based on the physicality of the sites and whether they can accommodate a facility of the required scale and type required by the Council. It also considers technical implications such as drainage and soil conditions. Questions asked at each site include;

- Is the proposed site able to cater for the various different applicable facility types defined previously? (ie: large enough to cater for events if we are looking for a district scale park)
- Is the proposed site free of existing land use implications, covenants, easements, service access requirements and/or underground/overhead power lines, water and gas?
- What are the implications of geotechnical conditions, ground water, drainage?
- What are the physical terrain implications of the site?

2. ACCESS/TRANSPORT

This second criterion looks at how easily accessible the site is for users, parents and those viewing the skatepark or events. Questions asked of each site on this criterion include;

- Are there pedestrian/footpath connections from transport nodes to the proposed site?
- Is there a safe drop off area or adequate car parking if applicable?

3. NATURAL SURVEILLANCE, SECURITY AND SAFETY

As the consideration is to create a public sporting facility with the main users being below the age of 18 it is crucial to ensure the facility is visually open and safe and easily accessed in the case of an emergency. Questions asked for this criterion include;

- Is the site visually prominent with good natural and passive surveillance for safety and for the promotion of the facility and skate activity?
- Is the site a short distance from police response calls and does it provide ease of police access on scheduled routes?
- Can the site provide adequate emergency vehicle access (fire and ambulance?)
- Can vehicular access be restricted at the proposed site to prevent skating at night by car light if applicable?
- Can the proposed site provide safe entry to and from the site and safe setbacks from busy roads and intersections?
- Does the site provide a safe environment for all community members, specifically females?

4. PROXIMITY TO AMENITIES (WATER, TOILETS, SHADE, FOOD & DRINK)

An active public sporting facility such as a skatepark should have appropriate supporting amenities. This includes shade for viewing and resting, drink fountains and nearby toilets given users can spend many hours using a skatepark in a single session.
Questions therefore asked for this criterion are;

- Are associated amenities such as public telephone, toilets, water, shelter and shade existing and available or cost effective to install at the site?
- Is the site close to vendors selling food and drink and is there potential for seasonal, peak time and/or event day food and drink outlets?

5. IMPACT ON EXISTING FACILITIES, ADJOINING USES AND USERS

To assess the suitability of a site, one of the main considerations is what impact will a new facility have on the existing users and use of the space. This can be a contentious community issue and so the following questions have been asked for this criterion;

- Does the site facilitate minimal loss of green space?
- Does the site facilitate minimal impact on ecological systems eg. wetlands, foreshore and bush land?
- Does the site facilitate minimal loss of mature or significant trees?
- Does the site facilitate minimal impact on pedestrian or road network and access including existing desire lines?
- Will the location of a skate facility on the site substantially displace existing recreational or other site users?
- Are there any existing heritage items or indigenous people's claims for land title or cultural significance at the site?
- Is there a history of 'anti-social' activity of behaviour at the site?

6. DISTANCE FROM HOUSING & INCOMPATIBLE LAND USE

Another major consideration for any new public sporting facility is the potential impact of noise and light to nearby housing. It is important that the new skate facility is located to minimise impact to surrounding residential areas.

We have undertaken approximate acoustic assessments of a number of existing skateparks to ascertain an appropriate distance from residential

SITE ASSESSMENT CRITERIA

areas and as a guide 50m is considered an acceptable distance for a purpose built skatepark. Please note that this is subject to a more detailed acoustic assessment as each location has different factors such as surrounding noise, landform, prevailing winds etc. This is also only for facilities and not incidental skate moments which, due to their scale and level of potential use, are not considered major creators of noise or loss of amenity.
Questions therefore include;

- Is the site location an adequate distance (minimum 50m) from residential dwellings to avoid potential noise and light intrusions?
- Has the site the capacity to place a skatepark in a location to maximise noise attenuation (eg: sunk into the ground or mounding/shrub planting)

7. EVENT SPACE OPPORTUNITIES
With centrally located facilities presenting the opportunity to become a major community activity node, not just for skating/BMX and scooter users but also community events, clinics and competitions; sites must be assessed for their suitability to play a broader role. Questions therefore include;

- Is the proposed site adjacent to like/complimentary activities to create a greater recreational experience?
- Does the site have the ability to cater for larger crowds and temporary infrastructure during peak use and events?

8. MAINTENANCE
Maintenance is important to ensure the park can be cleaned easily and regularly. Questions therefore asked for this criterion are;

- How readily accessible is the site to regular cleaning for existing council cleaning and maintenance team?

9. CONTEXT & AMENITY
The criteria is most applicable to the socialisation that occurs at skateparks and the importance of providing facilities that are where young people want to be and provide important amenity (sun protection, wind etc.)
The following questions will be asked for each of the sites regarding context and amenity;

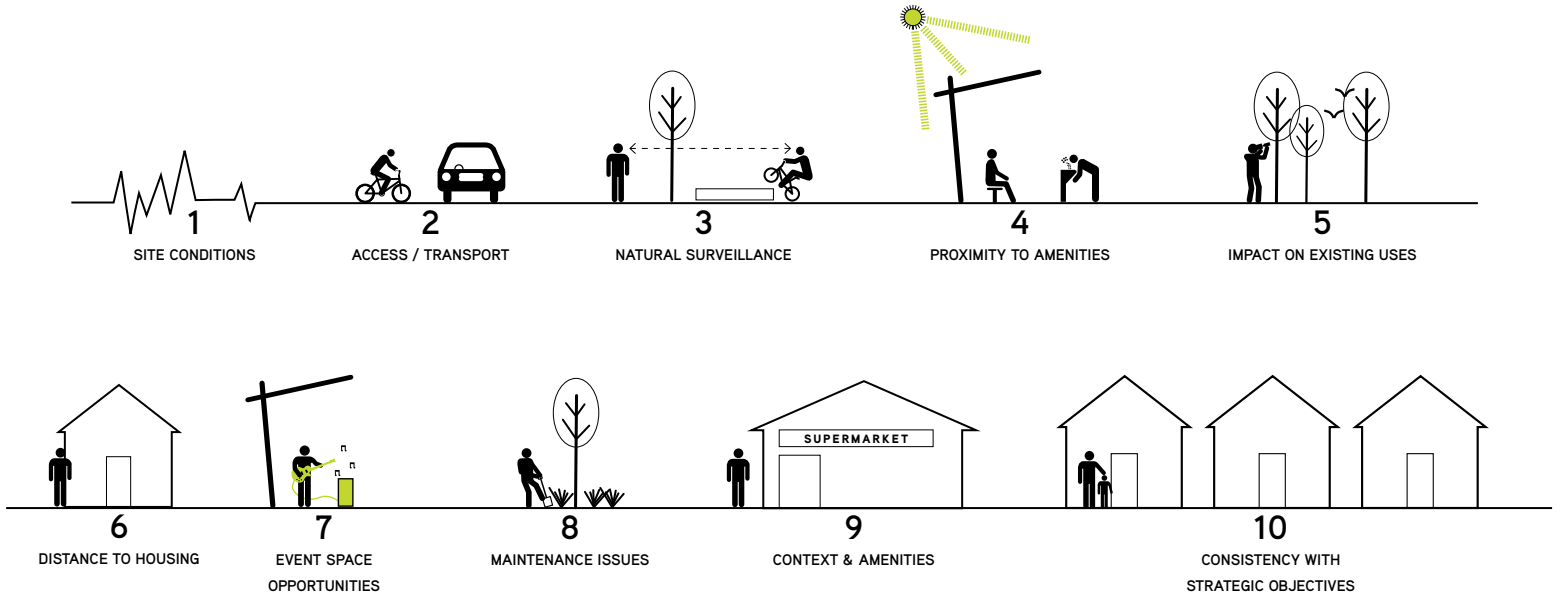
- Is the site location where young people want to be or adjacent to where they currently congregate?
- Is the site in close proximity to existing shopping centres, sports or recreation facilities or interested schools?
- Is the site within or adjacent to a major community hub or central area?

10. CONSISTENCY WITH STRATEGIC OBJECTIVES
Sites for consideration need to conform to local planning schemes, embody strategic planning and reflect the current land use zones. Therefore for this criterion the following questions needs to be asked;

- Is the location consistent with the strategic land use, master planning, planning schemes and zoning?

SITE ASSESSMENT CRITERIA

FACTORS IN LOCATING A YOUTH FACILITY



SITE ASSESSMENT CRITERIA

COMMUNITY CONSULTATION

In April 2024 CONVIC undertook pre-design community consultation in Wollongong for the proposed skatepark project. As part of this process the community were asked which style of skatepark they would like to see developed out of three options; street + plaza, bowl + transition or a combination (Street + Bowl). This event comprised of an in person workshop and online survey.

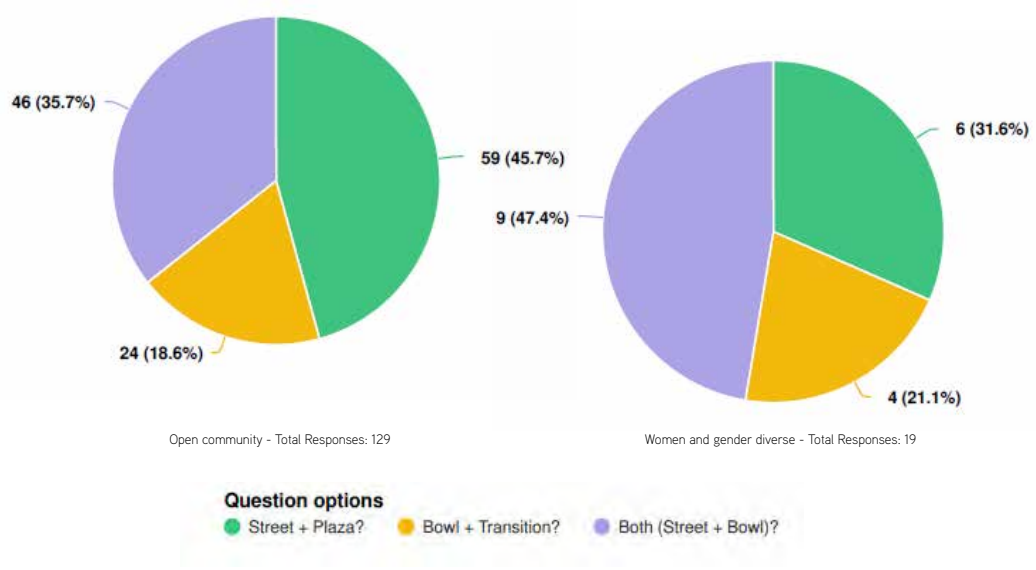
Findings from this question will influence site assessment investigations. Each style of skatepark favours specific site features, for example a street plaza requires flat open space where as a bowl requires underground drainage and favours level change. It is important to note that each style can develop to meet site constraints, however sometimes at a significant impact on budget, eg raising site levels for a bowl in a flat area.

In total there were 148 responses across both the open community and women only consultation. The key findings are as follows:

WOMEN AND GENDER DIVERSE - 19 PARTICIPANTS:
Combination was the standout preferred followed by street + plaza. Bowl + transition was favoured low with only 4 participants selecting this option.

OPEN COMMUNITY - 129 PARTICIPANTS:
Street + plaza was the standout preferred followed by a combination. Bowl + transition was favoured low with only 24 participants selecting this option.

These findings show that the community favour a street style skatepark with a low interest in bowl provision. Based on this the site analysis will use a street plaza facility as its case study for scale comparisons and site feature analysis.



SITE ASSESSMENT CRITERIA

SCALE COMPARISON

Its important to understand the size and objectives of the facility prior to undertaking a site assessment. For example a site may suit the delivery of a local sized skatepark but not a regional. In order to form a city centre destination facility, the Wollongong Skatepark should meet the requirements of a district facility classification or higher. The style of skatepark will be subject to community consultation, however as a starting point this facility will need to be in scale range of 1200-1500m2 to cater for its catchment and location.

A district level facility will reach a catchment of multiple small townships or suburbs within a local government area but will primarily service one larger community centre. A district level facility includes multiple zones within the skate area and allows for skill progression from a beginner to advanced level. A district facility should consider providing seating options and viewing areas for a family friendly space and floodlighting for night time use and safety.

The analysis of each site has been cross referenced to Bracken Ridge Skatepark to understand district level scale parameters, details of this facility as follows:

- Client: Brisbane City Council
- Size: 1040m2 Skate / 1690m2 Overall
- Style: Street + plaza
- Amenities: Lighting, shelters and spectator areas
- Completion: 2016







Bracken Ridge Skatepark, QLD

03

THE SITES

UNDERSTANDING THE SITES

Situated in the center of Wollongong City, MacCabe Park hosts a broad mix of development and uses. Within walking distance to Wollongong train station, bus stops and the city center, the site is easily accessible. Current built form, land use and activities take place on both public and private space.

Large expanses of open green space are utilised by the public for daily recreation with community events such as concerts and markets taking place throughout the year. Situated on the east edge, Wollongong Cenotaph hosts Anzac and remembrance day events. Wollongong Youth Centre and an older playground form points of youth congregation and recreation. Major public artwork, Nike, by Ken Unsworth forms an entry point at the north connecting with Globe Lane and adjacent mall.

Privately owned business and infrastructure are situated around the border of the precinct. Car parking is located on the east and south edges, with private business situated along the west and south. These business include child care, retail and office uses. Amongst the built form residential dwellings are located within the park and directly adjacent in neighbouring apartment complexes.

This dynamic mix of land use forms opportunities and constraints for the integration of a youth and family recreation space. Wollongong City Council have highlighted four potential areas within MacCabe park to be analysed for future recreation development:

SITE 1: NORTH MACCABE PARK
Located adjacent Wollongong Youth Centre and closer to Burelli Street.

SITE 2: EAST MACCABE PARK
Located adjacent Chruch Street, this site is bordered by a central mound and existing trees.

SITE 3: SOUTH MACCABE PARK
Located on the corner of Ellen and Keira Streets, this site is an existing carpark bordered by a child care center.

SITE 4: WEST MACCABE PARK
Located adjacent Keira Street, this site is bordered by residential and private business development.

The following report analyses these areas amongst the constraints and opportunities created by their dynamic mix of land use and site features:



THE SITES

SITE 1: NORTH MACCABE PARK

Located at the northern end of MacCabe Park, this site forms an entry into the precinct. A short walk from Crown Street Mall and Burelli Street, this is an accessible location directly opposite Wollongong Youth Services.

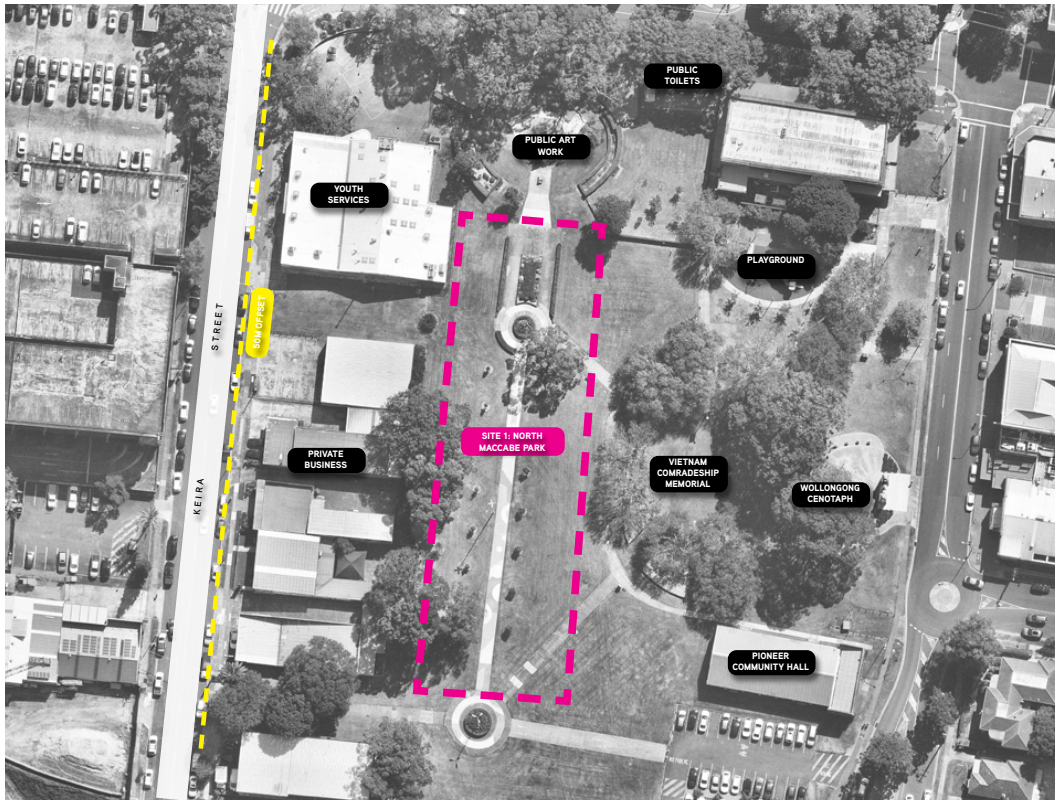
SITE DESCRIPTION

The site consists of open green space, formal raised garden beds, pedestrian footpaths and lighting infrastructure. The site terraces down from Burelli Street on the north end, and is otherwise relatively flat. The site is easily accessible from all adjacent edges with bus stops directly opposite on Burelli Street.

Vietnam Comradeship and Wollongong Cenotaph are situated east of the open green space. These areas hold sensitive land values, any proposed development must be sympathetic to these spaces and understand implications of integrating adjacent development.

Bordering the site are Wollongong Youth Centre to the north west and a public playground to the east. These nodes create opportunity to integrate with the existing youth space and infrastructure. Commercial buildings and mature trees form the west boundary, appropriate offsets to these spaces must be considered.

The site is a narrow footprint running north to south which deviates around 'Nike' by Ken Unsworth. Site features including light poles, trees, terracing and landscaping form tight constraints where some existing infrastructure of landscaping and pedestrian pathways will need to be relocated to allow for future development. This site presents an opportunity to improve and upgrade the northern entry.



THE SITES

NORTH MACCABE PARK - SCALE ASSESSMENT

KEY SKATE FACILITY REQUIREMENTS

Appropriate size to cater for a local/district facility	✓
Space for temporary seating & associated infrastructure for events	✓
Public transport access available	✓
Emergency vehicle access available	✓
Adequate car parking/drop off available	✓
Shelter/natural shade	✓
Designated seating and viewing areas	✓
Toilets (or in close proximity)	✓
Rubbish bins/drinking Fountains	✓
Potential iconic destination facility	✓
Appropriate entry and safety signage	✓
Good natural surveillance	✓
At least 50m from housing/residential areas	✓
Close proximity of food/drink outlets	✓
Proximity to youth interest areas (recreation spaces, schools)	✓
Proximity to major community centre or centralized location?	✓

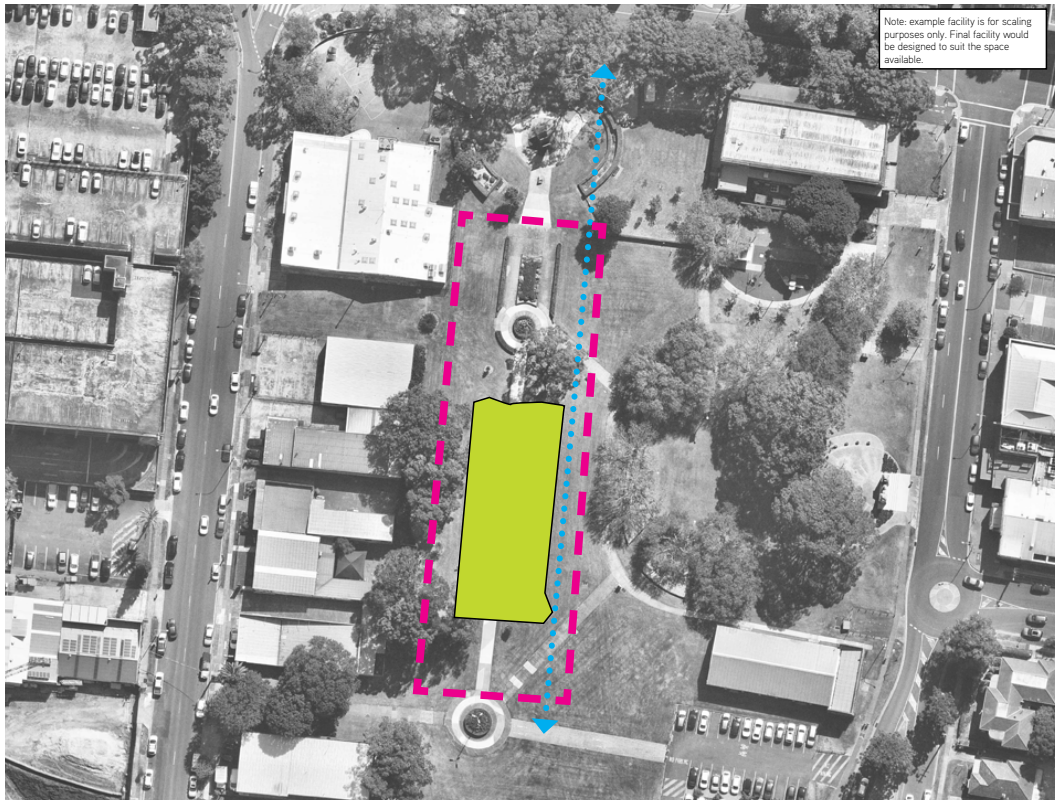
Essential for facility to function properly

Preferable for facility to function properly

✓ Ability to provide for typology criteria

✗ Inability to provides for typology criteria

DISTRICT FACILITY SCALE COMPARISON - BRACKEN RIDGE SKATEPARK



Potential pedestrian path realignment

Indicative overlay of district facility - Bracken Ridge Skatepark, QLD (size 1100sqm)

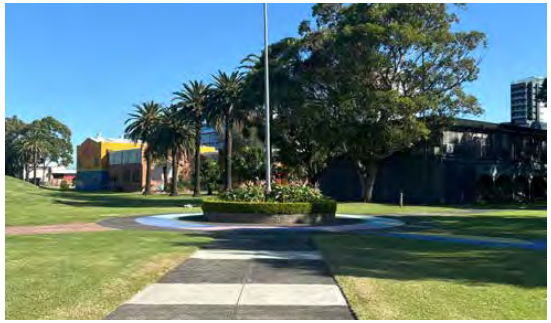
THE SITES













THE SITES

SITE 2: EAST MACCABE PARK

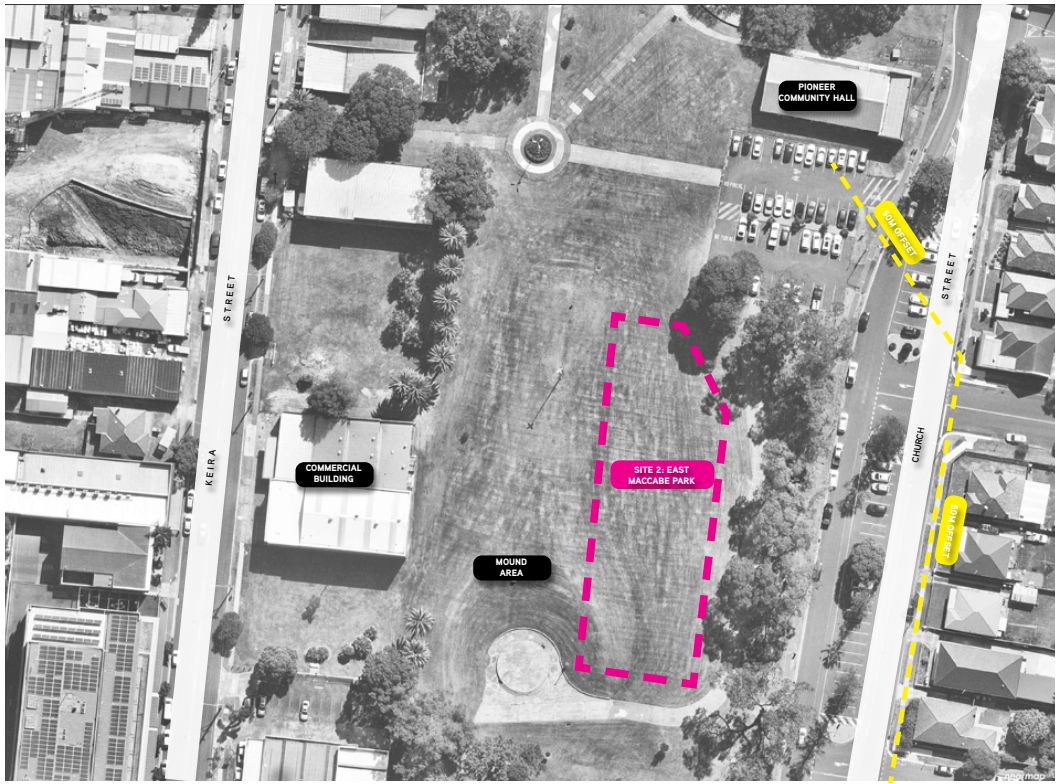
Located on the eastern extent of MacCabe Park, this site forms an open green space. Bordered by Church Street and mound area the site is central and in close proximity to train station and bus stops.

SITE DESCRIPTION

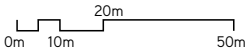
The site consists of open green space with mature eucalyptus trees forming a border on the east and a large mound on the west. The mound is significant to the south and tapers gradually to the north, this feature creates an interesting opportunity to integrate skatepark elements and spectating areas. However, understanding impact on CPTED principles is crucial with sight lines through the space obstructed by this feature.

During the inspection the site was dry and free of water pooling. However it was noted that this area is a low point and subject to flooding during heavy rain events. This creates the opportunity for a skatepark to capture water and mitigate drainage away from the area to prevent flooding and associated maintenance issues.

South of the site and mound is an amphitheatre event space. This area blocks sight lines and promotes poor CPTED principles. It is recommended a review of current activation and potential reuse of the space be considered.



1:1000 @ A3



THE SITES

EAST MACCABE PARK - SCALE ASSESSMENT

KEY SKATE FACILITY REQUIREMENTS

Appropriate size to cater for a district facility	✓
Space for temporary seating & associated infrastructure for events	✓
Public transport access available	✓
Emergency vehicle access available	✓
Adequate car parking/drop off available	✓
Shelter/natural shade	✓
Designated seating and viewing areas	✓
Toilets (or in close proximity)	✓
Rubbish bins/drinking Fountains	✓
Potential iconic destination facility	✓
Appropriate entry and safety signage	✓
Good natural surveillance	✓
At least 50m from housing/residential areas	✓
Close proximity of food/drink outlets	✓
Proximity to youth interest areas (recreation spaces, schools)	✓
Proximity to major community centre or centralized location?	✓

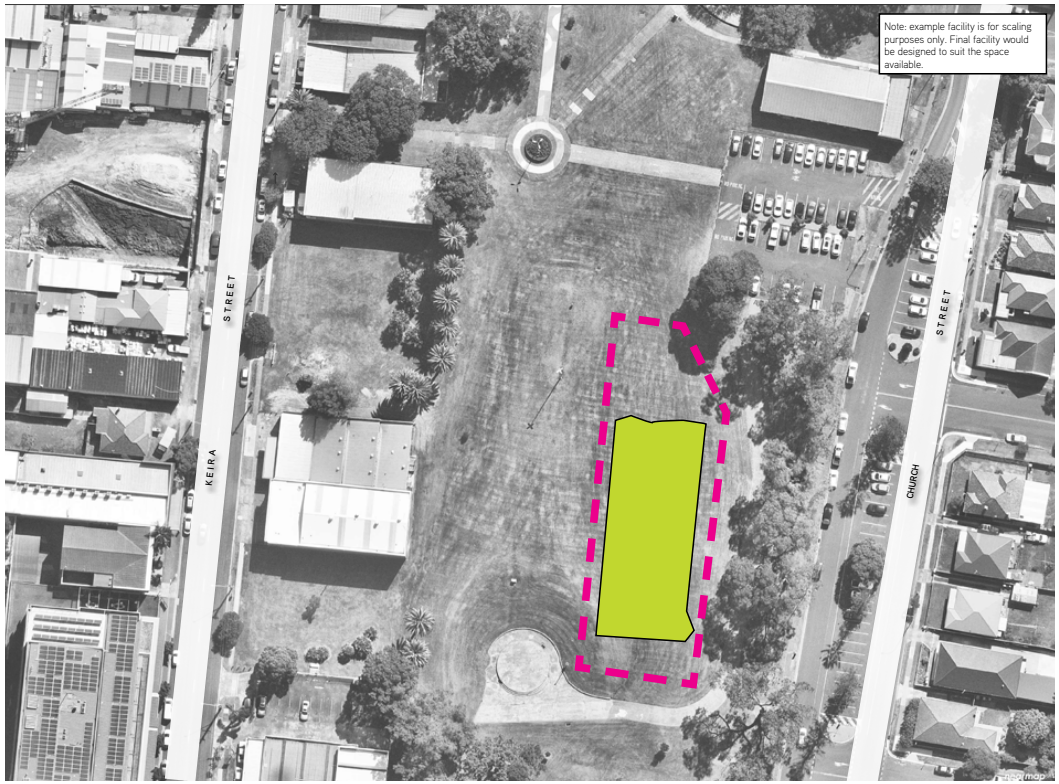
Essential for facility to function properly

Preferable for facility to function properly

✓ Ability to provide for typology criteria

✗ Inability to provides for typology criteria

DISTRICT FACILITY SCALE COMPARISON - BRACKEN RIDGE SKATEPARK



Indicative overlay of district facility - Bracken Ridge Skatepark, QLD (size 1100sqm)

THE SITES









THE SITES

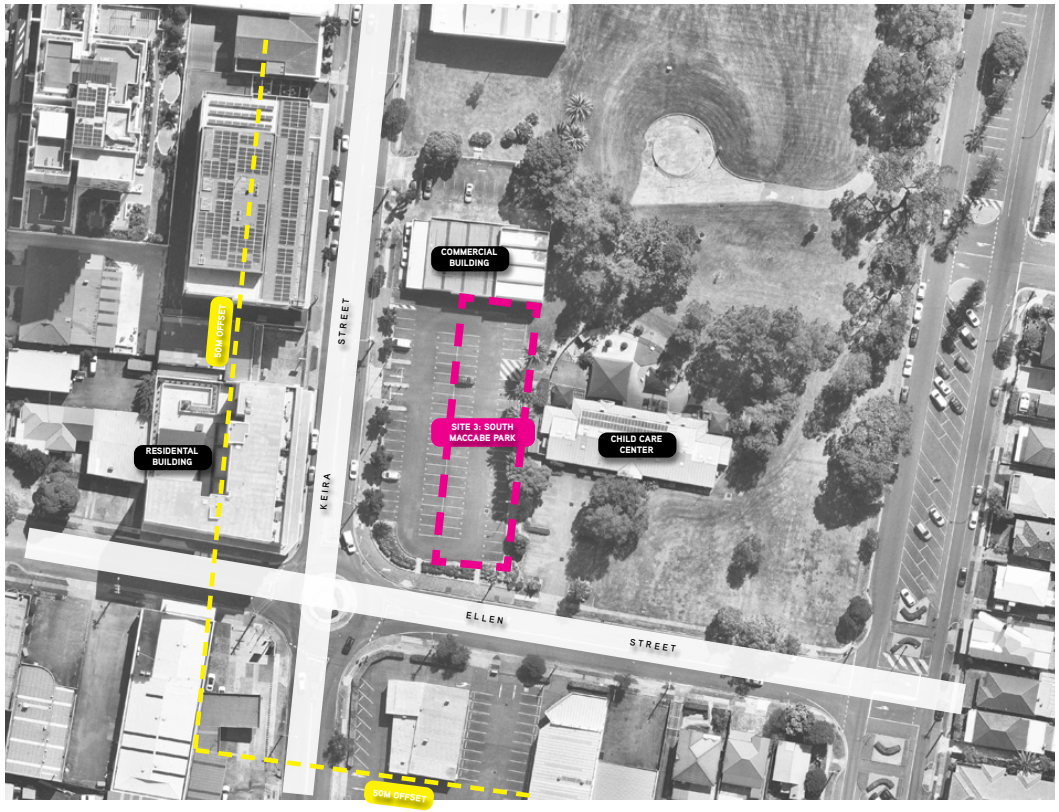
SITE 3: SOUTH MACCABE PARK

Located south of MacCabe Park, this site is a Council operated carpark with 78 spaces. The car park spaces are licensed from 6am to 5pm weekdays. Situated on the corner of Keira and Ellen Street the site is a short walk from bus stops and the city centre.

SITE DESCRIPTION

The site is located in a prominent corner location and offers good opportunity for natural surveillance. The site consists of an open asphalt carpark where Council have proposed that 50% of the area could potentially be developed into recreation space. The site is flat with buildings and roads on all edges.

Bordering the site is child care center to the east and an retail space to the north. Adjacent Keira Street to the west is a residential apartment block, understanding offsets and noise levels will need further investigation for future development. Site features including light poles, trees and landscaping will form tight constraints to consider for future development. Development in this space would require the loss of approximately 42 car spaces and their associated revenue.



THE SITES

SOUTH MACCABE PARK - SCALE ASSESSMENT

KEY SKATE FACILITY REQUIREMENTS

Appropriate size to cater for a local/district facility	✗
Space for temporary seating & associated infrastructure for events	✗
Public transport access available	✓
Emergency vehicle access available	✓
Adequate car parking/drop off available	✓
Shelter/natural shade	✓
Designated seating and viewing areas	✗
Toilets (or in close proximity)	✗
Rubbish bins/drinking Fountains	✗
Potential iconic destination facility	✗
Appropriate entry and safety signage	✓
Good natural surveillance	✓
At least 50m from housing/residential areas	✗
Close proximity of food/drink outlets	✓
Proximity to youth interest areas (recreation spaces, schools)	✓
Proximity to major community centre or centralized location?	✓

Essential for facility to function properly

Preferable for facility to function properly

✓ Ability to provide for typology criteria

✗ Inability to provides for typology criteria

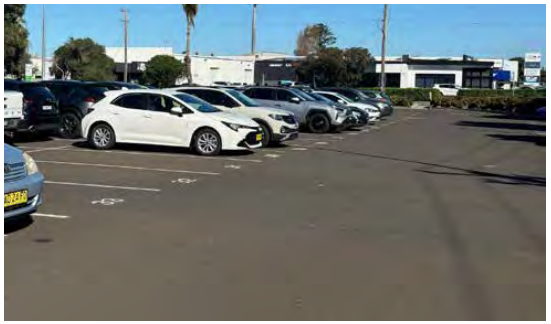
DISTRICT FACILITY SCALE COMPARISON - BRACKEN RIDGE SKATEPARK



Indicative overlay of district facility - Bracken Ridge Skatepark, QLD (size 1100sqm)

THE SITES









THE SITES

SITE 4: WEST MACCABE PARK

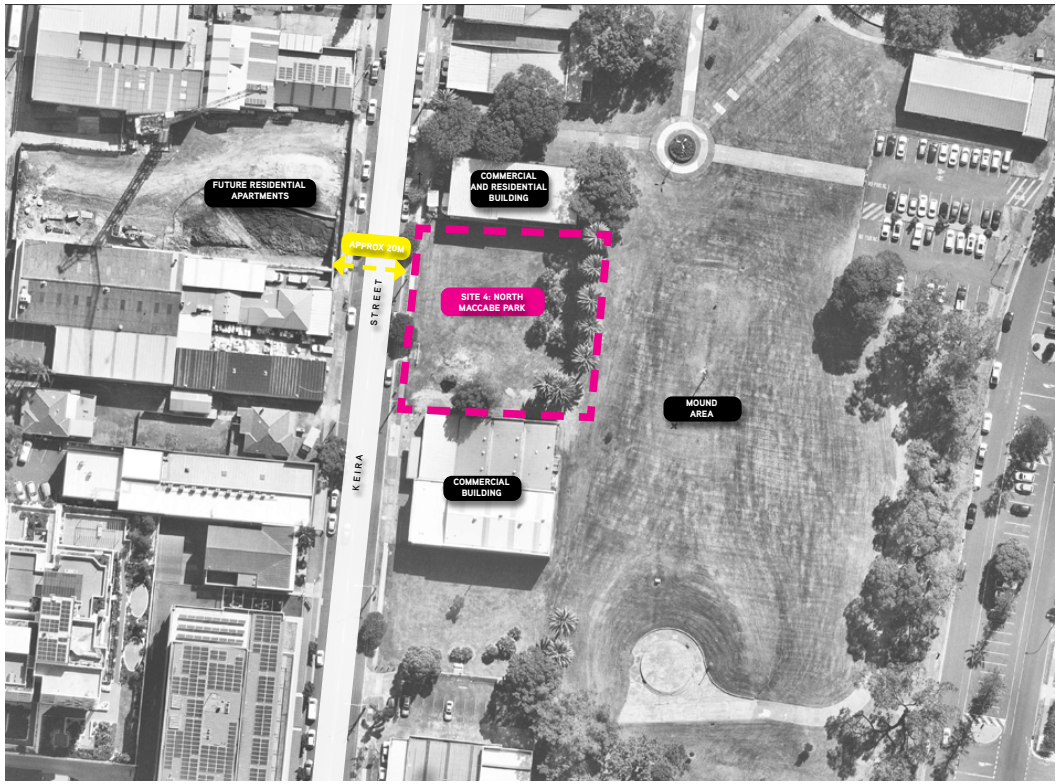
Located on the western extent of MacCabe Park, this site forms an empty block on the parks edge providing a street frontage. Bordered by Keira Street it is a short walk from the train station and bus stops.

SITE DESCRIPTION

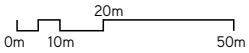
The site consists of open green space with heritage listed canary island palm trees forming a border on the east. Although creating the opportunity to integrate with established vegetation, these palms constrain available development area. Furthermore, development within this site would require the removal of existing low level vegetation. The site is relatively flat and easily accessible from Keira Street, however is restricted from other edges due to bordering built form.

Bordering the site are buildings on the north and south consisting of residential and commercial occupancy. These buildings close in the space and obstruct views into and out of the site. Furthermore, apartment block complexes, future residential development and other residential buildings are situated opposite the site on Kiera Street. The close proximity to residential dwellings will need to be considered for future development, particularly in regard to noise levels generated from skateparks.

The eastern end connects with open green space and the existing mound area creating the opportunity to integrate with flexible open space within the wider precinct.



1:1000 @ A3



THE SITES

WEST MACCABE PARK - SCALE ASSESSMENT

KEY SKATE FACILITY REQUIREMENTS

Appropriate size to cater for a district facility	✗
Space for temporary seating & associated infrastructure for events	✗
Public transport access available	✓
Emergency vehicle access available	✓
Adequate car parking/drop off available	✓
Shelter/natural shade	✓
Designated seating and viewing areas	✗
Toilets (or in close proximity)	✗
Rubbish bins/drinking Fountains	✗
Potential iconic destination facility	✗
Appropriate entry and safety signage	✓
Good natural surveillance	✗
At least 50m from housing/residential areas	✗
Close proximity of food/drink outlets	✓
Proximity to youth interest areas (recreation spaces, schools)	✓
Proximity to major community centre or centralized location?	✓

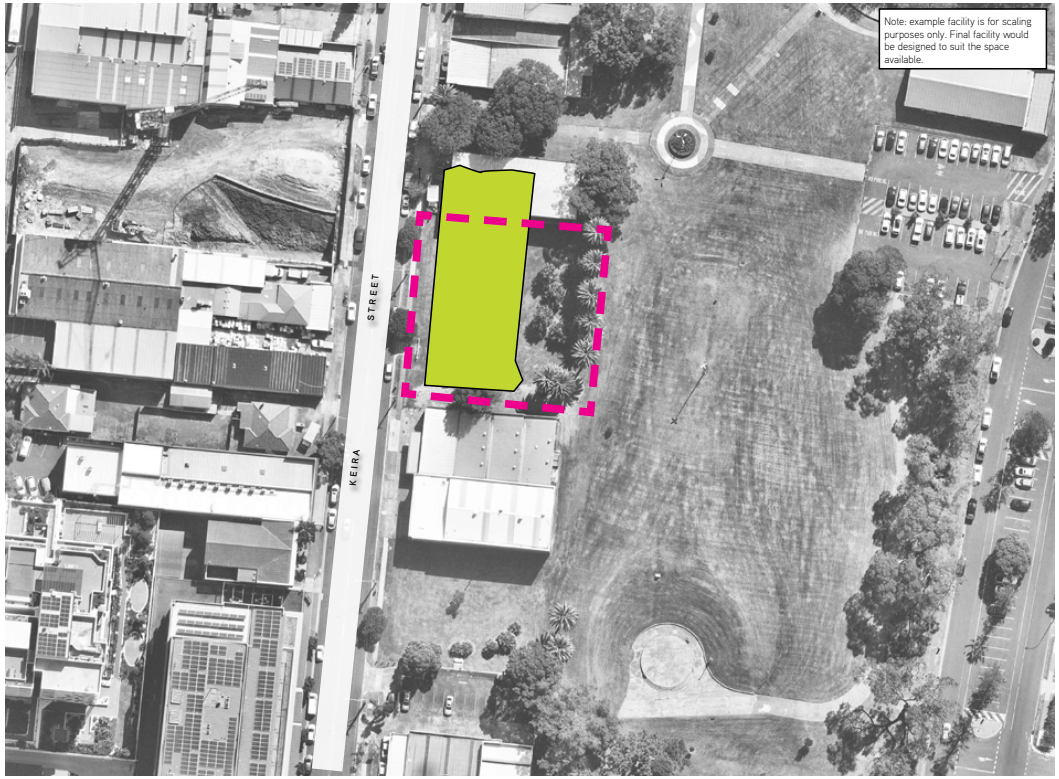
Essential for facility to function properly

Preferable for facility to function properly

✓ Ability to provide for typology criteria

✗ Inability to provides for typology criteria

DISTRICT FACILITY SCALE COMPARISON - BRACKEN RIDGE SKATEPARK



Indicative overlay of district facility - Bracken Ridge Skatepark, QLD (size 1100sqm)

THE SITES









04

SITE SELECTION MATRIX

CRITERIA MATRIX RESULTS

The following table lists the criteria used for assessment and provides each item with a rating in relation to its importance for the future success of the proposed facility and the site assessment weighting (1 low importance weighting to 5 high importance weighting). The rating factor is multiplied by the weighting to give a total score. This is then used to calculate the total percentage outcome for each site, enabling direct comparison of different sites in an equal platform.

The total percentage outcomes are applied to the following rating system guide to rank each sites suitability. This ranking system is a comparative, rating one site against another. General percentages are used to clarify the following recommendations:

EXCELLENT - 80% < 100%
If a site achieves a score 70% or above it is seen as a suitable site for any size or type facility.

GOOD - 50% < 79%
A score between 50% and 79% is considered a potential site for consideration, however should not be favoured over a higher scoring site. This score indicates there are key criteria that are not met at the site, and these will need to be addressed within the design to create a successful outdoor youth facility, which may reduce the scope of active youth provision.

POOR - 0% < 49%
Any site scoring below 49% should not be considered for a outdoor youth facility. As every site is distinct to its particular context and situation, the above rating system should be used as a guide only.

SITE SELECTION MATRIX — **CONVIC**

PROJECT: 23077 Wollongong City Skatepark
COUNCIL: Wollongong City Council
COMPLETED BY: Angus Thomas
DATE CARRIED OUT: 23/04/2024

		ASSESSMENT OF CRITERIA (2 fully meets, 1 partially meets, 0 does not meet)				WEIGHTING MULITPLIED BY ASSESSMENT			
CONSIDERATION/CRITERIA	**Importance of Criteria (5 highest, 1 lowest)**	**Site 1: North**	**Site 2: East**	**Site 3: South**	**Site 4: West**	**Site 1: North**	**Site 2: East**	**Site 3: South**	**Site 4: West**
1. Physical site conditions & technical considerations									
Is the proposed site capable of catering to the various different applicable skatepark types defined as local, district, regional? (ie: large enough to cater for events if we are looking for a regional scale park)	5	2	2	0	0	10	10	0	0
Is the proposed site free of existing land use implications, covenants, easements, service access requirements and/or underground/overhead powerlines, water and gas?	4	1	1	1	1	4	4	4	4
Is the site encumbered by the implications of geotechnical conditions, ground water, drainage?	4	2	1	2	2	8	4	8	8
2. Access/transport									
Is there access to public transport at the proposed site?	3	2	2	2	2	6	6	6	6
Are there pedestrian/footpath connections from transport nodes to the proposed site?	4	2	2	2	2	8	8	8	8
Is there a safe drop off area or adequate car parking if applicable?	4	2	2	1	2	8	8	4	8
3. Natural surveillance, security and safety									
Is the site visually prominent with good natural and passive surveillance for safety and for the promotion of the facility and activity?	5	1	1	1	1	5	5	5	5
Is the site a short distance from police response calls and does it provide ease of police access on scheduled routes?	3	2	2	2	2	6	6	6	6
Can the site provide adequate emergency vehicle access (fire and ambulance)?	5	2	2	2	2	10	10	10	10
Can vehicular access be restricted at the proposed site to prevent skating at night by car light if applicable?	1	2	2	1	1	2	2	1	1
Can the proposed site provide safe entry to and from the site and safe setbacks from busy roads and intersections.	4	2	2	1	1	8	8	4	4
4. Proximity to amenities (water, toilets, shade, food & drink)									
Are associated amenities such as public toilets, water, shelter and shade, existing and available or cost effective to install at the site?	5	2	1	1	1	10	5	5	5
Is the site close to shops selling food and drink and is there potential for seasonal, peak time and/or event day food and drink outlets?	3	2	2	2	2	6	6	6	6
5. Impact on existing facilities, adjoining uses and users									
Can the site facilitate minimal loss of green space?	4	0	0	0	2	0	0	0	8
Can the site facilitate minimal impact on existing ecological systems eg. wetlands, foreshore and bushland?	4	2	2	2	2	8	8	8	8
Can the site facilitate minimal loss of significant trees?	4	0	2	0	2	0	8	0	8
Can the site facilitate minimal impact on pedestrian or road network and access including existing desire lines?	5	2	2	2	2	10	10	10	10

SITE SELECTION MATRIX

Will the location of a skate facility on the site mitigate displacement of existing recreational or other site users?	3	1	0	1	1	3	0	3	3
Is the site encumbered by existing heritage items, native title claims or items of cultural significance?	5	2	2	2	2	10	10	10	10
Is there a history of 'anti-social' activity of behaviour at the site?	4	1	1	1	1	4	4	4	4
6. Distance from housing & incompatible land use									
Is the site location an adequate distance (50m) from residential dwellings to mitigate potential noise and light intrusions?	5	2	2	0	0	10	10	0	0
Is the site sufficiently located away from adjacent or nearby incompatible land uses, other activities or services.	5	1	1	1	1	5	5	5	5
Has the site the capacity to place a skatepark in a location to maximise noise attenuation (eg: sunk into the ground, solid fencing etc.)	3	1	2	0	0	3	6	0	0
7. Event space opportunities (multiplicity of use)									
Is the proposed site adjacent to other like/complimentary activities to create a greater recreational experience	4	2	1	1	1	8	4	4	4
Does the site have the ability to cater for larger crowds and temporary infrastructure during peak use and events?	3	1	2	0	0	3	6	0	0
8. Maintenance issues									
Is the site readily accessible for regular cleaning by cleaning and maintenance teams.	3	2	2	2	2	6	6	6	6
9. Context & Amenity									
Is the site location where young people want to be or adjacent to where they currently congregate?	5	2	1	1	1	10	5	5	5
Is the site in close proximity to existing shopping centres, sports or recreation facilities or interested schools?	5	2	2	2	2	10	10	10	10
Is the site within or adjacent to a major community hub or central activity area?	4	2	1	1	0	8	4	4	0
10. Consistency with Strategic Objectives									
Is the location consistent with the strategic land use, masterplanning, planning scheme and zoning.	5	1	1	1	1	5	5	5	5
TOTAL	**242**	**48**	**46**	**35**	**39**	**194**	**183**	**141**	**157**
TOTAL PERCENTAGE		**83%**	**79%**	**60%**	**67%**	**80%**	**76%**	**58%**	**65%**

05

RECOMMENDATIONS

RECOMMENDED SITE

To determine which site within MacCabe Park is best suited for the development of a district level skatepark, a summary of the site investigations and analysis has been provided below:

SUMMARY OF NORTH MACCABE PARK:
Existing landscaping and footpath networks will be impacted through the development of this site. However, this site is large enough to facilitate a district level skatepark with adequate setbacks to adjacent land uses. The site is open on all edges allowing views into and out promoting good natural surveillance and CPTED principles.

Adjacent sensitive land use of the Vietnam Comradeship and Anzac memorial must be understood for future development. Adequate setbacks and fundamental landscape architecture principles should integrate proposed development with a sympathetic setting.

The adjacent youth centre, playground and public toilets create the opportunity to integrate with existing youth space and infrastructure. In addition, the open nature of the site allows for a higher capacity and offers flexibility for bump in infrastructure during activation events.

SUMMARY OF EAST MACCABE PARK:
This site is large enough to host a district sized facility with adequate setbacks to adjacent land uses. The existing mound and mature tree lines creates the opportunity to tie in with existing landscape features. Furthermore, skatepark development presents the opportunity to mitigate existing flooding issues by controlling drainage and associated maintenance issues.

The adjacent mound obstructs views and hinders natural surveillance and CPTED principles, particularly at the southern end. Additionally, existing land use of community events such as markets and concerts will be disrupted by proposed development.

SUMMARY OF SOUTH MACCABE PARK:
This site does not provide sufficient space to host a district sized facility. Setbacks from the childcare center and residential apartments are no able to meet minimum recommended requirements (50m). Whilst the corner block location creates great natural surveillance and CPTED principles, the narrow corridor of available space limits design outcomes.

SUMMARY OF WEST MACCABE PARK:
This site does not provide sufficient space to host a district sized facility. Whilst connections can be made into the open green space of central MacCabe Park, existing heritage listed palm trees would be compromised. The adjacent built form obstructs views and hinders natural surveillance and CPTED principles. Additionally, the location of neighboring residential dwellings are in close proximity and recommended setbacks (50m minimum) for noise levels will not be achievable.

RECOMMENDED SITES
All four sites within MacCabe Park have constraints, however north and east MacCabe Park provide the most opportunity to develop an iconic and unique facility. Particularly in regard to available land sizes and adjacent land use, both north and east MacCabe Park shows exciting potential to develop areas with an integrated district sized youth space.

Existing path networks and amphitheater may be compromised at each location, however they both open the opportunity to re-design and form connections through an upgraded precinct. Integrating a skatepark into either of these prominent locations will celebrate Wollongong City's Youth culture and form an iconic destination facility for the wider community.

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NORTHERN SUBURBS SKATEPARK

SITE SELECTION REPORT_REV C
AUGUST 2025

CONVIC

PREPARED BY

CONVIC

FOR

wollongong
city of innovation

QUALITY INFORMATION

PROJECT NAME	Northern Suburbs Skatepark
PROJECT NO.	23077
PREPARED BY	Angus Thomas
REVIEWED BY	Bryce Hinton

ACKNOWLEDGEMENTS

CONVIC Pty Ltd. Acknowledge the contributions of all those who participated in the preparation of the Northern Suburbs Skatepark Site Selection report, including Wollongong City Council staff, specialised consultants and residents, community groups and other stakeholders who responded to the various opportunities for input and/or who provided advice and information where required.

REVISION HISTORY

REVISION	REVISION DATE	DETAILS	AUTHORISED	
			NAME / POSITION	SIGNATURE
A	17.06.2024	Site Selection Report _Draft	Bryce Hinton / Design Manager	
B	20.08.2024	Site Selection Report	Bryce Hinton / Design Manager	
C	22.08.2025	Site Selection Report	Bryce Hinton / Design Manager	

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01 INTRODUCTION

SELECTING THE APPROPRIATE SITE

Wollongong City Council is planning for the delivery of a new skatepark in the northern suburbs. The new skatepark will service local residents in the northern suburbs of Wollongong and fill infrastructure gaps for alternative recreation within the local government area. Convic have been engaged by Wollongong City Council to assist with site selection of the new skatepark. This report outlines the key criteria used to assess a number of sites provided to Convic by the Wollongong City Council, outlines our analysis of these sites, and makes a recommendation for the preferred location of the Northern Suburbs Skatepark.

The location of a skatepark or youth space is critical to ensure the future success of this important community asset. In particular the site should have the ability to:

- Create a centralised social hub for young people.
- Allow users of different ages to interact with each other.
- Allow users of different abilities to learn from each other.
- Create strong links with existing community facilities and amenities.
- Create a destination celebrating a unique identity and
- Be a place that young people want to be within and enjoy.

It has been identified that the skatepark must cater for all ages, abilities and types of action sports including active, passive and social activities.

The Northern Suburbs Skatepark site will present an opportunity for the Wollongong City Council to develop a revitalised youth precinct and create a dynamic and activated community hub. It will offer recreational and social opportunities for all members of the community, from day to day use to community centred activities and events.



02 SITE ASSESSMENT CRITERIA

SITE ASSESSMENT CRITERIA

1. PHYSICAL SITE CONDITIONS & TECHNICAL CONSIDERATIONS

This first broad criterion is based on the physicality of the sites and whether they can accommodate a facility of the required scale and type required by the Council. It also considers technical implications such as drainage and soil conditions. Questions asked at each site include;

- Is the proposed site able to cater for the various different applicable facility types defined previously? (ie: large enough to cater for events if we are looking for a local scale park)
- Is the proposed site free of existing land use implications, covenants, easements, service access requirements and/or underground/overhead power lines, water and gas?
- What are the implications of geotechnical conditions, ground water, drainage?
- What are the physical terrain implications of the site?

2. ACCESS/TRANSPORT

This second criterion looks at how easily accessible the site is for users, parents and those viewing the skatepark or events. Questions asked of each site on this criterion include;

- Are there pedestrian/footpath connections from transport nodes to the proposed site?
- Is there a safe drop off area or adequate car parking if applicable?

3. NATURAL SURVEILLANCE, SECURITY AND SAFETY

As the consideration is to create a public sporting facility with the main users being below the age of 18 it is crucial to ensure the facility is visually open and safe and easily accessed in the case of an emergency. Questions asked for this criterion include;

- Is the site visually prominent with good natural and passive surveillance for safety and for the promotion of the facility and skate activity?
- Is the site a short distance from police response calls and does it provide ease of police access on scheduled routes?
- Can the site provide adequate emergency vehicle access (fire and ambulance?)
- Can vehicular access be restricted at the proposed site to prevent skating at night by car light if applicable?
- Can the proposed site provide safe entry to and from the site and safe setbacks from busy roads and intersections?
- Does the site provide a safe environment for all community members, specifically females?

4. PROXIMITY TO AMENITIES (WATER, TOILETS, SHADE, FOOD & DRINK)

An active public sporting facility such as a skatepark should have appropriate supporting amenities. This includes shade for viewing and resting, drink fountains and nearby toilets given users can spend many hours using a skatepark in a single session.
Questions therefore asked for this criterion are;

- Are associated amenities such as public telephone, toilets, water, shelter and shade existing and available or cost effective to install at the site?
- Is the site close to vendors selling food and drink and is there potential for seasonal, peak time and/or event day food and drink outlets?

5. IMPACT ON EXISTING FACILITIES, ADJOINING USES AND USERS

To assess the suitability of a site, one of the main considerations is what impact will a new facility have on the existing users and use of the space. This can be a contentious community issue and so the following questions have been asked for this criterion;

- Does the site facilitate minimal loss of green space?
- Does the site facilitate minimal impact on ecological systems eg. wetlands, foreshore and bush land?
- Does the site facilitate minimal loss of mature or significant trees?
- Does the site facilitate minimal impact on pedestrian or road network and access including existing desire lines?
- Will the location of a skate facility on the site substantially displace existing recreational or other site users?
- Are there any existing heritage items or indigenous people's claims for land title or cultural significance at the site?
- Is there a history of 'anti-social' activity of behaviour at the site?

6. DISTANCE FROM HOUSING & INCOMPATIBLE LAND USE

Another major consideration for any new public sporting facility is the potential impact of noise and light to nearby housing. It is important that the new skate facility is located to minimise impact to surrounding residential areas.

We have undertaken approximate acoustic assessments of a number of existing skateparks to ascertain an appropriate distance from residential

SITE ASSESSMENT CRITERIA

areas and as a guide 50m is considered an acceptable distance for a purpose built skatepark. Please note that this is subject to a more detailed acoustic assessment as each location has different factors such as surrounding noise, landform, prevailing winds etc. This is also only for facilities and not incidental skate moments which, due to their scale and level of potential use, are not considered major creators of noise or loss of amenity.
Questions therefore include;

- Is the site location an adequate distance (minimum 50m) from residential dwellings and incompatible land uses to avoid potential noise and light intrusions?
- Has the site the capacity to place a skatepark in a location to maximise noise attenuation (eg: sunk into the ground or mounding/shrub planting)

7. EVENT SPACE OPPORTUNITIES
With centrally located facilities presenting the opportunity to become a major community activity node, not just for skating/BMX and scooter users but also community events, clinics and competitions; sites must be assessed for their suitability to play a broader role. Questions therefore include;

- Is the proposed site adjacent to like/complimentary activities to create a greater recreational experience?
- Does the site have the ability to cater for larger crowds and temporary infrastructure during peak use and events?

8. MAINTENANCE
Maintenance is important to ensure the park can be cleaned easily and regularly. Questions therefore asked for this criterion are;

- How readily accessible is the site to regular cleaning for existing council cleaning and maintenance team?

9. CONTEXT & AMENITY
The criteria is most applicable to the socialisation that occurs at skateparks and the importance of providing facilities that are where young people want to be and provide important amenity (sun protection, wind etc.)
The following questions will be asked for each of the sites regarding context and amenity;

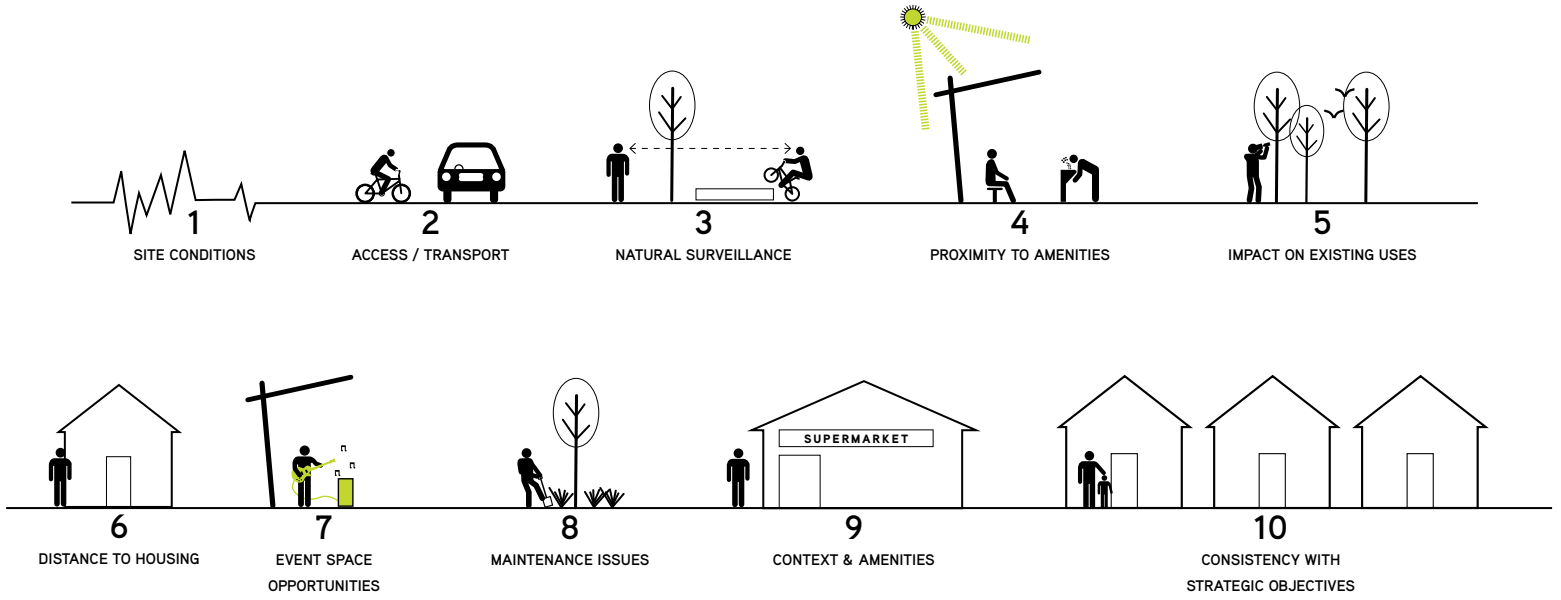
- Is the site location where young people want to be or adjacent to where they currently congregate?
- Is the site in close proximity to existing shopping centres, sports or recreation facilities or interested schools?
- Is the site within or adjacent to a major community hub or central area?

10. CONSISTENCY WITH STRATEGIC OBJECTIVES
Sites for consideration need to conform to local planning schemes, embody strategic planning and reflect the current land use zones. Therefore for this criterion the following questions needs to be asked;

- Is the location consistent with the strategic land use, master planning, planning schemes and zoning?

SITE ASSESSMENT CRITERIA

FACTORS IN LOCATING A YOUTH FACILITY



SITE ASSESSMENT CRITERIA

SCALE COMPARISON

Its important to understand the size and objectives of the facility prior to undertaking a site assessment. For example a site may suit the delivery of a local sized skatepark but not a regional. In order to form an iconic destination facility, the Northern Suburbs Skatepark should meet the minimum requirements of a local facility classification. The style of skatepark will be subject to community consultation, however as a starting point this skate facility and associated space will need to be in scale range of 600-1000m2 to cater for its catchment and location.

A local level facility is designed to cater to a smaller town or community catchment. The function of a local facility aims to provide the essential features for users to learn the basics of skateboarding and progress from beginner to intermediate with less focus on advanced features. This facility should provide basic shade and supporting infrastructure.

The analysis of each site has been cross referenced to Blackman Park Skatepark to understand local level scale parameters, details of this facility as follows:

- Client: Lane Cove Council (Sydney)
- Size: 630m2 Skate / 850m2 Overall
- Style: Transition
- Completion: 2024
- Design and build CONVIC







Blackman Park Skatepark, NSW

03

THE SITES

UNDERSTANDING THE SITES

The proposed sites consist of a mix of open green space and existing recreation infrastructure; presenting a number of opportunities and constraints for future recreation development.

Wollongong City Council have highlighted four sites to be analysed for future recreation development, these sites include:

SITE 1: WF JACKSON PARK
Located on Lawrence Hargrave Drive adjacent shopping precinct.

SITE 2: THOMAS GIBSON PARK
Located adjacent Thirroul Train Station and car parking.

SITE 3: MCCAULEY PARK
Located adjacent residential housing and the Scouts building.

SITE 4: PINECOURT PARK
Located adjacent residential housing and the Headlands Hotel, Austinmer.



THE SITES

SITE 1: WF JACKSON PARK

Located on Lawrence Hargrave Drive, this site is situated in the centre of Thirroul. A short walk from the Thirroul District Community Centre & Library and train station, this is an accessible location within the main village retail and commercial strip.

SITE DESCRIPTION

The site consists of open green space, trees, pedestrian footpaths and seating infrastructure. Falling west to east the site is on a particularly steep slope. Bordered by Lawrence Hargrave Drive, train line and shopping precinct the site is constrained on all edges. Large existing trees create the opportunity to tie in with natural shade and celebrate the large Moreton Bay Fig tree.

The site is easily accessible from the east and south edges with bus stops directly opposite on Lawrence Hargrave Drive. Open to Lawrence Hargrave Drive this active edge creates strong passive surveillance and offers a site that provides opportunity to address CPTED principles to create a safe and inviting public space for youth. Thirroul shopping precinct, consisting of a supermarket and public toilets, creates opportunity to integrate with the existing retail and commercial infrastructure.

The site is a relatively narrow footprint consisting of large mature trees on edge interfaces and new central tree planting, of which some will need to be removed to allow for sufficient skatepark development area. Lawrence Hargrave Drive is a busy traffic route and appropriate buffers must be considered for future development to create a safe environment or all users.



THE SITES

EXISTING SKATEPARK - SCALE ASSESSMENT

KEY SKATE FACILITY REQUIREMENTS

Appropriate size to cater for a local facility	✓
Space for temporary seating & associated infrastructure for events	✗
Public transport access available	✓
Emergency vehicle access available	✓
Adequate car parking/drop off available	✗
Shelter/natural shade	✓
Designated seating and viewing areas	✓
Toilets (or in close proximity)	✓
Rubbish bins/drinking Fountains	✓
Potential iconic destination facility	✓
Appropriate entry and safety signage	✓
Good natural surveillance	✓
At least 50m from housing/residential areas	✓
Close proximity of food/drink outlets	✓
Proximity to youth interest areas (recreation spaces, schools)	✓
Proximity to major community centre or centralized location?	✓

Essential for facility to function properly

Preferable for facility to function properly

✓ Ability to provide for typology criteria

✗ Inability to provides for typology criteria



LOCAL FACILITY SCALE COMPARISON - BLACKMAN PARK SKATEPARK

Indicative overlay of local level facility - Blackman Skatepark, NSW (size 650sqm)

THE SITES









THE SITES

SITE 2: THOMAS GIBSON PARK

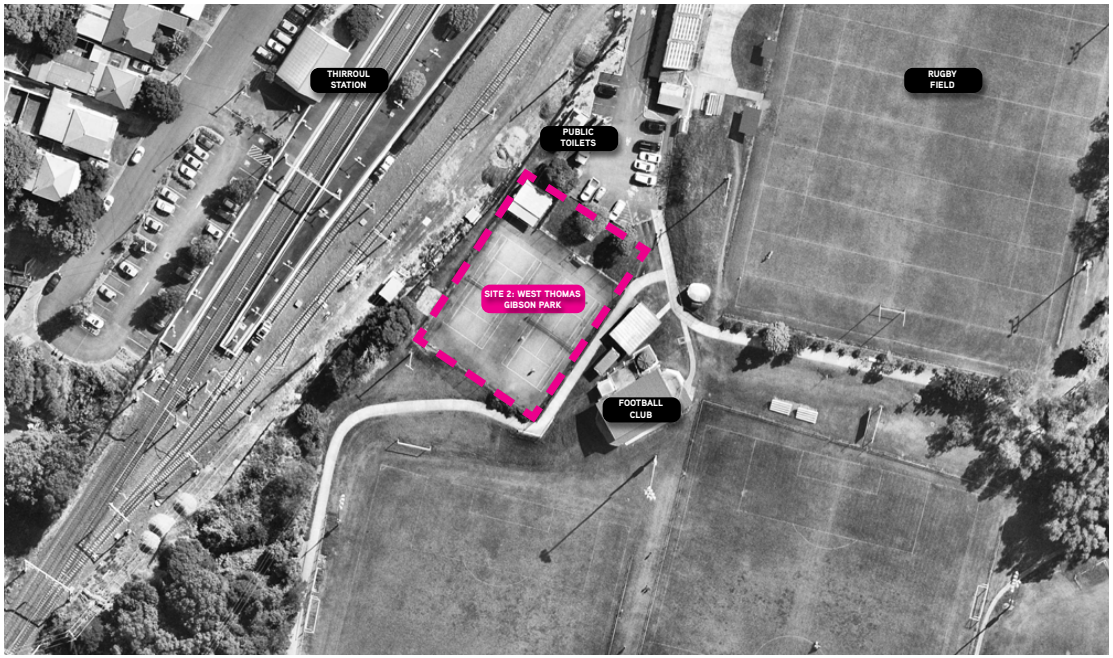
Located on the western extent of Thomas Gibson Park, this site is on existing tennis courts and green space. Adjacent oval car parking and the Thirroul Train Station, the site it is a short walk from the town centre.

SITE DESCRIPTION

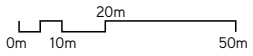
The site consists of two tennis courts bordered by sports fencing and a club house. The site is flat and easily accessible. The courts hardstand creates a firm open base for future development, however the tight boundary restricts available area.

The site is easily accessible from Thirroul Train Station and oval car parking on the east. These open edges create sight lines from relatively active areas and while offering some form of passive surveillance, the site does not offer the same opportunities as other sites to provide a safe public space for youth. Bordered by sporting ovals the site offers strong opportunity to integrate with existing recreation infrastructure and congregation, however the close proximity to the southern club storage, amenities and grandstand will need to be considered for future development.

The limited available area will restrict outcomes of a local level facility. Steep level change to the south and loss of tennis courts or the opportunity for repurposing for other active recreation program such as basketball.



1:1000 @ A3



THE SITES

THOMAS GIBSON PARK - SCALE ASSESSMENT

KEY SKATE FACILITY REQUIREMENTS

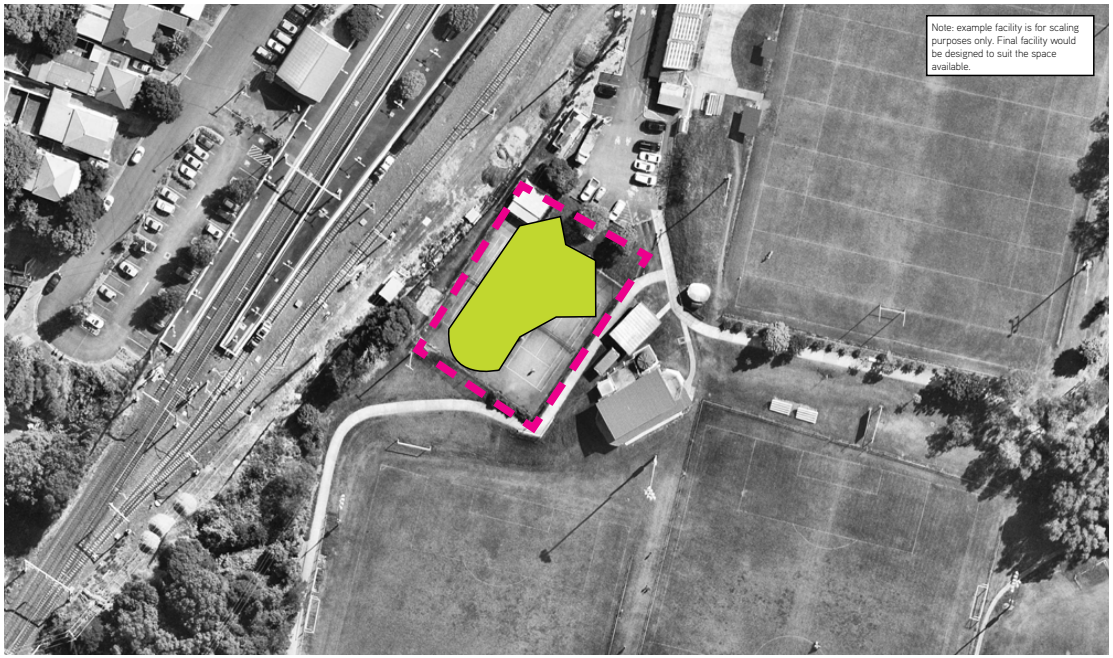
Appropriate size to cater for a local/district facility	✗
Space for temporary seating & associated infrastructure for events	✗
Public transport access available	✓
Emergency vehicle access available	✓
Adequate car parking/drop off available	✓
Shelter/natural shade	✗
Designated seating and viewing areas	✗
Toilets (or in close proximity)	✓
Rubbish bins/drinking Fountains	✗
Potential iconic destination facility	✗
Appropriate entry and safety signage	✓
Good natural surveillance	✓
At least 50m from housing/residential areas	✓
Close proximity of food/drink outlets	✓
Proximity to youth interest areas (recreation spaces, schools)	✓
Proximity to major community centre or centralized location?	✓

Essential for facility to function properly

Preferable for facility to function properly

✓ Ability to provide for typology criteria

✗ Inability to provides for typology criteria



LOCAL FACILITY SCALE COMPARISON - BLACKMAN PARK SKATEPARK

Indicative overlay of local level facility - Blackman Skatepark, NSW (size 650sqm)

THE SITES











THE SITES

SITE 3: MCCAULEY PARK

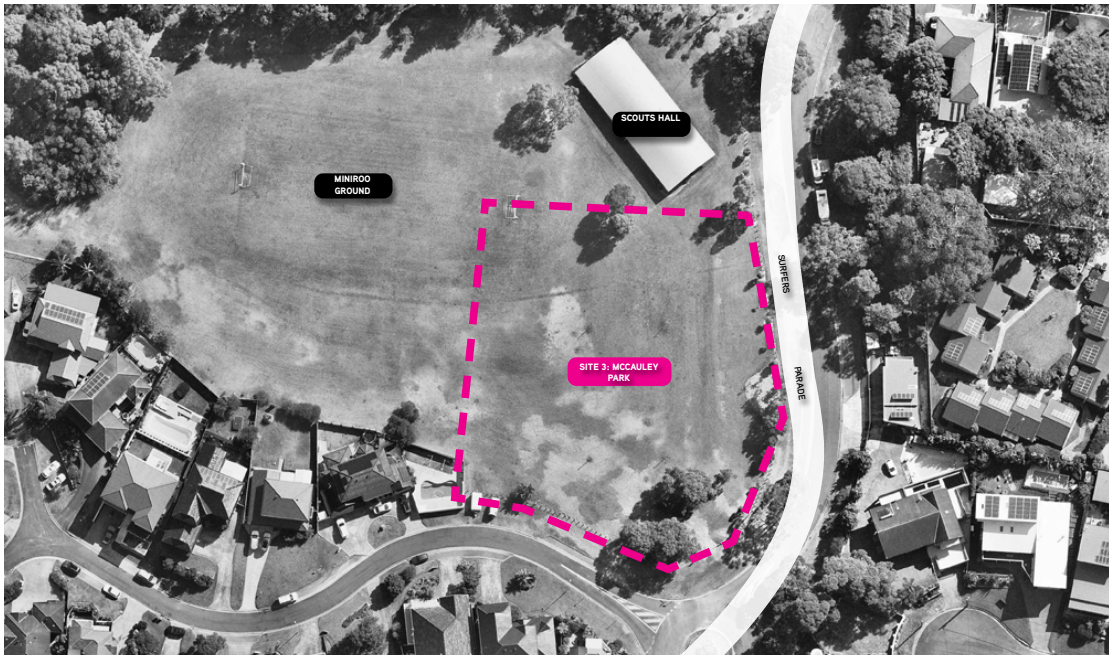
Located on the eastern extent of McCauley Park, this site is an open reserve adjacent to residential dwellings and bordered by Surfers Parade.

SITE DESCRIPTION

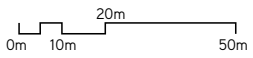
The site consists of an open green space, turf netball courts, a junior soccer field and Thirroul Scout Hall. The site is flat and baron with minimal existing trees. The open space presents ample space for a local to district sized facility.

The site has car parking along Surfers Parade however is disconnected from public transport and the town centre. The western end connects with open green space creating an opportunity for integration with the wider precinct and future development. Bordered by inactive edges of residential housing and quiet back streets the site promotes poor passive surveillance and CPTED principles and the close proximity to residential properties has the potential risk to cause ongoing problems. In addition the site is currently utilised for netball training. An alternative location is currently being considered however at the time of the site assessment this had not been finalised.

The site is considered very 'back of house' and is not a space in which young adults and teens would want to inhabit. This, combined with existing infrastructure targeting the younger demographics should be considered when planning future development.



1:1000 @ A3



THE SITES

MCCAULEY PARK - SCALE ASSESSMENT

KEY SKATE FACILITY REQUIREMENTS

Appropriate size to cater for a local/district facility	✓
Space for temporary seating & associated infrastructure for events	✓
Public transport access available	✗
Emergency vehicle access available	✓
Adequate car parking/drop off available	✓
Shelter/natural shade	✗
Designated seating and viewing areas	✗
Toilets (or in close proximity)	✗
Rubbish bins/drinking Fountains	✗
Potential iconic destination facility	✗
Appropriate entry and safety signage	✓
Good natural surveillance	✗
At least 50m from housing/residential areas	✗
Close proximity of food/drink outlets	✗
Proximity to youth interest areas (recreation spaces, schools)	✗
Proximity to major community centre or centralized location?	✗

Essential for facility to function properly

Preferable for facility to function properly

✓ Ability to provide for typology criteria

✗ Inability to provides for typology criteria



LOCAL FACILITY SCALE COMPARISON - BLACKMAN PARK SKATEPARK

Indicative overlay of local level facility - Blackman Skatepark, NSW (size 650sqm)

THE SITES









SITE 4: PINECOURT PARK

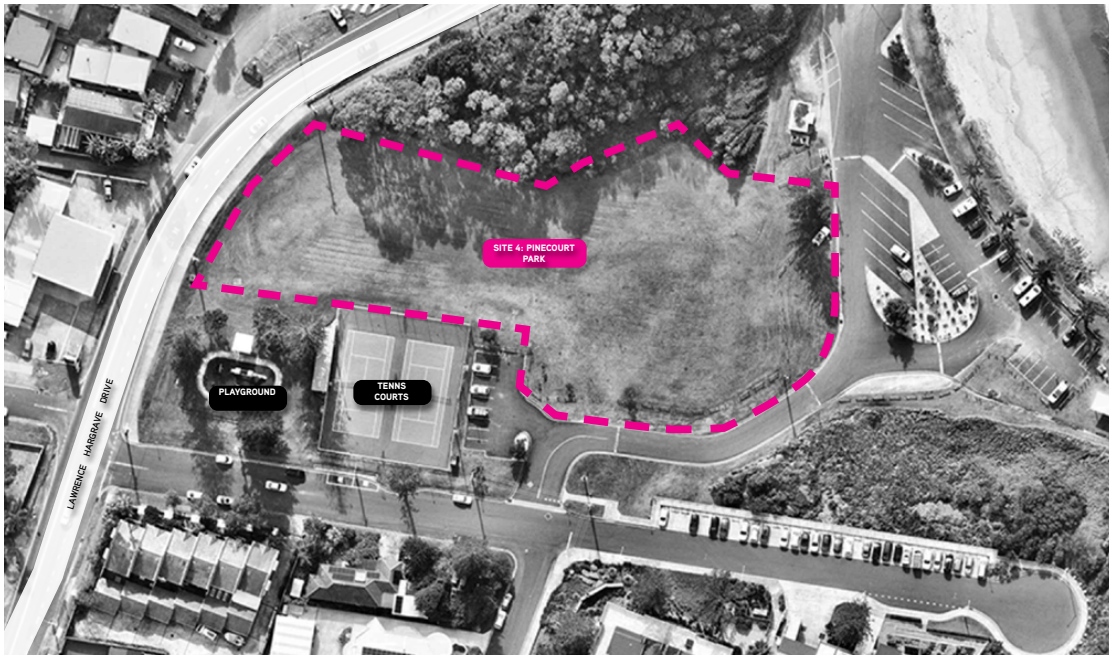
Located on Lawrence Hargrave Drive, Austinmer, this site is an open reserve adjacent to residential dwellings and Austiminer Beach. Assessment of this site is based on a feasibility site assessment report prepared by Wollongong City Council.

SITE DESCRIPTION

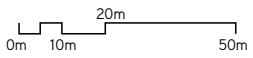
The site consists of an open green space, tennis courts, playground and small walking trails. The center of the site is flat and open with large trees to the north. The open space presents ample space for a local to district sized facility.

The site has car parking at the eastern beach carpark however is disconnected from public transport and town centres. The southern edge connects with tennis courts and playground creating an opportunity for integration with the wider precinct and future development. Open to Lawrence Hargrave Drive this active edge creates strong passive surveillance and offers a site that provides opportunity to address CPTED principles to create a safe and inviting public space for youth.

It is understood that asbestos was previously found and capped on-site, further investigation and remediation would be required for future development. It is also noted that know Aboriginal heritage sites are nearby, a due diligence assessment is required for future development.



1:1000 @ A3



THE SITES

MCCAULEY PARK - SCALE ASSESSMENT

KEY SKATE FACILITY REQUIREMENTS

Appropriate size to cater for a local/district facility	✓
Space for temporary seating & associated infrastructure for events	✓
Public transport access available	✗
Emergency vehicle access available	✓
Adequate car parking/drop off available	✓
Shelter/natural shade	✗
Designated seating and viewing areas	✗
Toilets (or in close proximity)	✗
Rubbish bins/drinking Fountains	✓
Potential iconic destination facility	✓
Appropriate entry and safety signage	✓
Good natural surveillance	✓
At least 50m from housing/residential areas	✓
Close proximity of food/drink outlets	✗
Proximity to youth interest areas (recreation spaces, schools)	✗
Proximity to major community centre or centralized location?	✗

Essential for facility to function properly

Preferable for facility to function properly

✓ Ability to provide for typology criteria

✗ Inability to provides for typology criteria



LOCAL FACILITY SCALE COMPARISON - BLACKMAN PARK SKATEPARK

Indicative overlay of local level facility - Blackman Skatepark, NSW (size 650sqm)

THE SITES









04

COMMUNITY CONSULTATION

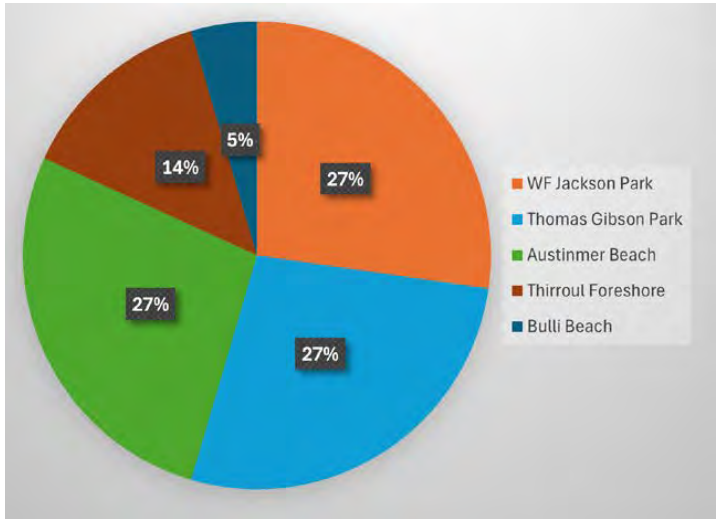
COMMUNITY RESPONSE

In April 2024 CONVIC undertook pre-design community consultation in Thirroul for the skatepark project design. As part of this process the community were asked their thoughts on a proposed site. The attendees were presented with three options; WF Jackson, Thomas Gibson Park and 'Other', also asking for an explanation for their choice.

In total there were 22 written responses with open discussions during the creative workshop component. The results saw a mix of sites and reasons why, standout findings are as follows:

- WF Jackson Park and Thomas Gibson Park were evenly selected.
- Austinmer Beach was a standout 'Other' suggestion.
- WF Jackson Park was favoured for its central location.
- Thomas Gibson Park was favoured for its connection with the sporting precinct.
- Austinmer Beach was suggested for having open space in an iconic foreshore location.

With an even mix of preferred sites identified by the community there appears to be no standout trend. These findings should be considered when weighing in on site assessment matrix findings.



Findings from pre-design consultation questionnaire - Total Responses: 22

05

SITE SELECTION MATRIX

CRITERIA MATRIX RESULTS

The following table lists the criteria used for assessment and provides each item with a rating in relation to its importance for the future success of the proposed facility and the site assessment weighting (1 low importance weighting to 5 high importance weighting). The rating factor is multiplied by the weighting to give a total score. This is then used to calculate the total percentage outcome for each site, enabling direct comparison of different sites in an equal platform.

The total percentage outcomes are applied to the following rating system guide to rank each sites suitability. This ranking system is a comparative, rating one site against another. General percentages are used to clarify the following recommendations:

EXCELLENT - 80% < 100%
If a site achieves a score 70% or above it is seen as a suitable site for any size or type facility.

GOOD - 50% < 79%
A score between 50% and 79% is considered a potential site for consideration, however should not be favoured over a higher scoring site. This score indicates there are key criteria that are not met at the site, and these will need to be addressed within the design to create a successful outdoor youth facility, which may reduce the scope of active youth provision.

POOR - 0% < 49%
Any site scoring below 49% should not be considered for a outdoor youth facility. As every site is distinct to its particular context and situation, the above rating system should be used as a guide only.

SITE SELECTION MATRIX — CONVIC

PROJECT: 23077 Northern Suburbs Skatepark
COUNCIL: Wollongong City Council
COMPLETED BY: Angus Thomas
DATE CARRIED OUT: 22/04/2024

		ASSESSMENT OF CRITERIA (2 fully meets, 1 partially meets, 0 does not meet)				WEIGHTING MULITPLIED BY ASSESSMENT			
CONSIDERATION/CRITERIA	**Importance of Criteria (5 highest, 1 lowest)**	**Site 1:** WF Jackson Park	**Site 2:** Thomas Gibson Park	**Site 3:** McCauley Park	**Site 4:** Pinecourt Park	**Site 1:** WF Jackson Park	**Site 2:** Thomas Gibson Park	**Site 3:** McCauley Park	**Site 3:** Pinecourt Park
1. Physical site conditions & technical considerations									
Is the proposed site capable of catering to the various different applicable skatepark types defined as local, district, regional? (ie. large enough to cater for events if we are looking for a regional scale park)	5	1	0	2	2	5	0	10	10
Is the proposed site free of existing land use implications, covenants, easements, service access requirements and/or underground/overhead powerlines, water and gas?	4	2	1	2	0	8	4	8	0
Is the site encumbered by the implications of geotechnical conditions, ground water, drainage?	4	2	2	2	0	8	8	8	0
2. Access/transport									
Is there access to public transport at the proposed site?	3	2	2	0	0	6	6	0	0
Are there pedestrian/footpath connections from transport nodes to the proposed site?	4	2	2	2	1	8	8	8	2
Is there a safe drop off area or adequate car parking if applicable?	4	1	1	2	2	4	4	8	2
3. Natural surveillance, security and safety									
Is the site visually prominent with good natural and passive surveillance for safety and for the promotion of the facility and activity?	5	2	2	0	2	10	10	0	4
Is the site a short distance from police response calls and does it provide ease of police access on scheduled routes?	3	2	1	1	2	6	3	3	4
Can the site provide adequate emergency vehicle access (fire and ambulance)?	5	2	2	2	2	10	10	10	4
Can vehicular access be restricted at the proposed site to prevent skating at night by car light if applicable?	1	2	1	1	2	2	1	1	4
Can the proposed site provide safe entry to and from the site and safe setbacks from busy roads and intersections.	4	1	2	2	2	4	8	8	2
4. Proximity to amenities (water, toilets, shade, food & drink)									
Are associated amenities such as public toilets, water, shelter and shade, existing and available or cost effective to install at the site?	5	2	2	0	2	10	10	0	4
Is the site close to shops selling food and drink and is there potential for seasonal, peak time and/or event day food and drink outlets?	3	2	0	0	1	6	0	0	2
5. Impact on existing facilities, adjoining uses and users									
Can the site facilitate minimal loss of green space?	4	1	2	2	2	4	8	8	2

SITE SELECTION MATRIX

Can the site facilitate minimal impact on existing ecological systems eg. wetlands, foreshore and bushland?	4	2	2	2	1	8	8	8	2
Can the site facilitate minimal loss of significant trees?	4	2	2	2	2	8	8	8	4
Can the site facilitate minimal impact on pedestrian or road network and access including existing desire lines?	5	2	1	2	2	10	5	10	4
Will the location of a skate facility on the site mitigate displacement of existing recreational or other site users?	3	2	0	1	2	6	0	3	4
Is the site encumbered by existing heritage items, native title claims or items of cultural significance?	5	2	2	2	1	10	10	10	2
Is there a history of 'anti-social' activity of behaviour at the site?	4	2	1	2	2	8	4	8	4
6. Distance from housing & incompatible land use									
Is the site location an adequate distance (50m) from residential dwellings to mitigate potential noise and light intrusions?	5	2	2	0	2	10	10	0	4
Is the site sufficiently located away from adjacent or nearby incompatible land uses, other activities or services.	5	2	0	1	2	10	0	5	4
Has the site the capacity to place a skatepark in a location to maximise noise attenuation (eg: sunk into the ground, solid fencing etc.)	3	1	0	0	2	3	0	0	2
7. Event space opportunities (multiplicity of use)									
Is the proposed site adjacent to other like/complimentary activities to create a greater recreational experience	4	1	2	1	2	4	8	4	2
Does the site have the ability to cater for larger crowds and temporary infrastructure during peak use and events?	3	1	0	2	2	3	0	6	2
8. Maintenance issues									
Is the site readily accessible for regular cleaning by cleaning and maintenance teams.	3	2	2	2	2	6	6	6	4
9. Context & Amenity									
Is the site location where young people want to be or adjacent to where they currently congregate?	5	2	2	1	0	10	10	5	0
Is the site in close proximity to existing shopping centres, sports or recreation facilities or interested schools?	5	2	1	0	0	10	5	0	0
Is the site within or adjacent to a major community hub or central activity area?	4	2	2	1	0	8	8	4	0
10. Consistency with Strategic Objectives									
Is the location consistent with the strategic land use, masterplanning, planning scheme and zoning.	5	1	1	1	1	5	5	5	1
TOTAL	**242**	**52**	**40**	**38**	**43**	**210**	**167**	**154**	**79**
TOTAL PERCENTAGE		**90%**	**69%**	**66%**	**74%**	**87%**	**69%**	**64%**	**33%**

06

RECOMMENDATIONS

RECOMMENDED SITE

To determine which site within the Northern Suburbs is best suited for the development of a local level skatepark, a summary of the site investigations and analysis has been provided below:

SUMMARY OF WF JACKSON PARK:
Existing trees and landscaping may be impacted through the development of this site. However, this site is large enough to facilitate a local level skatepark with adequate setbacks to adjacent land uses. The adjacent shopping centre and public toilets create the opportunity to integrate with existing infrastructure. Lawrence Hargrave Drive promotes excellent natural surveillance and CPTED principles, and its town centre location shows promise for an iconic central facility.

SUMMARY OF THOMAS GIBSON PARK:
This site does not provide sufficient space to host a local sized facility. Whilst connections can be made into the wider sporting precinct, the adjacent soccer club, carpark and train line constrain available development area.

SUMMARY OF MCCAULEY PARK:
This site is large enough to facilitate a local to district level skatepark and other future recreation development. However, the location is disconnected to Thirroul's town centre and promotes poor CPTED principles. Neighboring residential dwellings are in close proximity and noise levels from the facility may not most likely not be in line with state legislation.

SUMMARY OF PINECOURT PARK:
This site is large enough to facilitate a local to district level skatepark and other future recreation development. However, the location is disconnected to the town centres with limited public transport connections. The site is also identified as having contamination issues with further investigation required.

RECOMMENDED SITE
All four investigated sites have constraints, however WF Jackson Park provides the most opportunity to develop an iconic and unique facility that will encourage use by a wide range of demographics. Particularly in regard to location and available land size, WF Jackson Park is situated within the heart of Thirroul. Although existing landscaping and trees may be compromised, it presents the opportunity to create an iconic destination forming connections to Lawrence Hargrave Drive and Thirroul town center. This central location will create a space where young people want to be ensuring the success of investment by Wollongong City Council.

CONVIC

CREATE COMMUNITY

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ITEM 6 PUBLIC EXHIBITION - DOGS ON BEACHES AND PARKS POLICY

Council's Dogs on Beaches and Parks Policy has been reviewed and updated as part of the policy review cycle. The existing Policy was last adopted by Council on 26 February 2024, with only minor amendments implemented at the time.

The Policy establishes a best practice, balanced approach to access for dogs in public places within our Local Government Area (LGA). This report seeks Council's resolution to endorse public exhibition of the updated Policy

RECOMMENDATION

That Council publicly exhibit the updated Dogs on Beaches and Parks Policy.

REPORT AUTHORISATIONS

Report of: Corey Stoneham, Manager Regulation + Enforcement
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Dogs on Beaches and Parks Policy

ACRONYMS USED IN REPORT

Abbreviation	Meaning
ILALC	Illawarra Local Aboriginal Land Council
LGA	Local Government Area

BACKGROUND

The Dogs on Beaches and Parks Policy uses a three-tier traffic light system, which has been in place since 2010. Green is for off-leash areas, orange is for on-leash timed areas, and red is for prohibited areas. The orange areas currently have seasonal adjustments to times which requires regular targeted community messaging. Any public area not specifically designated under the three-tier system is a 'Public Place', which allows access for dogs at any time provided they are on-leash.

It is estimated that there are approximately 86,100 dogs in the Wollongong LGA, which is equivalent to approximately 40 dogs per 100 people. Council ensures that access for these dogs in our public places is provided in a way that is consistent with demand arising from this high dog ownership rate.

Council has a legislative responsibility to provide a minimum of one (1) off-leash dog area as per the *Companion Animals Act 1998* (Part 3 Responsibilities for control of dogs).

Council currently provides dog owners with six (6) established off-leash dog parks and ten (10) off-leash beach locations from Stanwell Park in the north to Perkins Beach (Port Kembla) in the south. In addition, we provide 11 beach locations that are available for timed on-leash access.

This level of service provides for a minimum of one (1) off-leash dog area of either a park or a beach, within a five (5) kilometres distance from most residences within the Wollongong LGA.

Council also has a responsibility to provide an overarching education and compliance program to ensure the care and management of dogs within the Wollongong LGA. This is undertaken by Council's dedicated Animal Compliance team.

PROPOSAL

The required term review of the Dogs on Beaches and Parks Policy has resulted in predominantly editorial and format changes, including contemporising the structure of the document.

Editorial changes include:

- updated / new content relating to dog ownership numbers in the LGA;
- the intent of the policy as it relates to Office of Local Government requirements;
- requirements in relation to the *Companion Animals Act 1998*; and
- updated content relating to the recently released 'Our Wollongong Our Future 2035'.

These changes are highlighted through tracked changes in the revised draft Policy attached to this report.

Format changes have been made to improve the readability and navigation of the Policy, with a re-ordering of the document and inclusion of clear subject headings and subheadings to make it easy to find specific / targeted information. These changes are not separately tracked in the attached version.

In addition to the editorial and formal changes, two changes to the Policy are proposed:

a) McCauley's Beach is currently identified as a green off-leash beach, which allows dogs off leash at any time. It is proposed to reduce the extent of the green area to between Corbett Avenue, Thirroul through to just south of the creek line, where the Sandon Point Aboriginal Place is located. Beyond this point, is proposed to remove the zoning at McCauley's Beach thereby making the beach a Public Place to the boundary of the red zoned rock platform to the south. This would allow dogs at any time but on-leash. Map 4 of the Policy has been updated accordingly.

b) The timed orange areas currently have different hours depending on the season – before 9am and after 4pm in winter and before 9am and after 6pm in summer. The time changes can be confusing for the community, and it requires frequent targeted messaging at change of seasons. It is proposed to simplify the timed restrictions by establishing one standard time requirement to allow access for dogs on-leash before 9am and after 5pm all year round. No dogs are permitted between 9am and 5pm and at no time are dogs permitted within 100m of any lifeguard patrolled zone.

CONSULTATION AND COMMUNICATION

Consultation within Council's Regulation and Enforcement, Heritage, Parks and Open Space, Sport and Recreation, Environment, Lifeguards, Property, Engagement, Communications and Governance Teams has occurred, and feedback has been incorporated into the updated Policy.

Council has additionally engaged with the Illawarra Local Aboriginal Land Council (ILALC) on the preliminary review of the Policy.

If Council endorses the updated Policy, it will be exhibited for a minimum period of five (5) weeks. Copies will be available on Council's website and at Council's Administration Centre and libraries. Targeted stakeholder consultation will also occur, including feedback surveys and face to face engagement opportunities.

Following the exhibition period, a report on submissions will be prepared for Council's consideration, along with a recommendation regarding adoption.

PLANNING AND POLICY IMPACT

This Policy is a direct contributor to the delivery of 'Our Wollongong Our Future 2035':

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.
- 2.14 – Plan and deliver an accessible, safe, clean and inviting public domain.

Council will continue to work with landowners in growth areas to ensure appropriate off-leash areas are planned as part of future new developments. This includes the Cokeworks development in Corrimal currently under development, which includes as a commitment an off-leash dog park with fencing and gate access.

SUSTAINABILITY IMPLICATIONS

The focus of the Policy's three tier approach is to identify areas where limited dog access is permissible to minimise impact to fauna and flora, sensitive dune areas, as well as in some areas impact to aboriginal heritage.

The orange zone requires dogs to remain on-leash at all times within that zone, and red zones are areas prohibited to dogs, including all rock platforms. Sustainability outcomes are inherently embedded within these designated areas.

RISK MANAGEMENT

The revised Policy has been considered and assessed against Council's Corporate Risk Score Matrix.

Any risks that have been identified and assessed can be managed through the consistent application of the Policy, regulatory decisions that are taken and through the Policy review cycle.

FINANCIAL IMPLICATIONS

There are no significant financial implications associated with the updated Policy, as it is largely a continuation of current arrangements.

However, there will be a small cost where additional signage is required to be updated in response to changes to the Policy.

CONCLUSION

A term review of the Dogs on Beaches and Parks Policy has been undertaken which has resulted in editorial and format changes as well as the proposed alteration of the status of McCauley's Beach and the timed requirement of the orange beach zones.

It is recommended that the revised draft Policy be endorsed for public exhibition to provide the opportunity for the community to provide feedback.

DOGS ON BEACHES AND PARKS COUNCIL POLICY

ADOPTED BY COUNCIL: XXXXXXXX

PURPOSE OF THE POLICY

PURPOSE

Wollongong City Council (Council) has a legislative responsibility to provide a minimum of one (1) off-leash dog area as per the Companion Animals Act 1998 (Part 3 Responsibilities for control of dogs). Council additionally has a responsibility to provide an overarching education and compliance program to ensure effective and responsible care and management of dogs within the ~~City~~Wollongong Local Government Area (LGA).

Council currently provides dog owners with six (6) established off-leash dog parks, and has also identified a number of beach locations as off-leash dog areas from Stanwell Park in the north to Perkins Beach in the south, adding a further 10 (ten) off-leash dog areas within the LGA. In addition, we provide eleven (11) beach locations that are available for timed on-leash access.

This level of service provides for a minimum of one (1) off-leash dog area of either a park or a beach, within a five (5) kilometres distance from most residences within the Wollongong LGA.

Council will continue to provide for dog management on beaches, parks and public places within the ~~City~~ LGA by:

- Declaring, promoting and regulating designated dog off-leash and timed on-leash areas;
- Declaring, promoting and regulating native wildlife and environment and aboriginal heritage protection areas and other control areas, where dogs are prohibited;
- Controlling and regulating nuisance, menacing, dangerous and restricted dogs in accordance with the legislation; and
- Developing and implementing educational materials and programs aimed at promoting responsible dog ownership through microchipping, registration, de-sexing, and managing nuisance and aggressive dog behaviour.

POLICY INTENT

This Policy describes Council's process and systems for the management of dogs on beaches, parks and public places within the ~~City~~Wollongong LGA. Dedicated off-leash areas are identified, as well as other areas where specific dog controls are in place as required by law. ~~The policy also includes general information on dog ownership and details general dog owner responsibilities. It also outlines Council's compliance and enforcement role. The policy will be supported by various community awareness and promotion materials.~~

The main objectives of this policy are to have a Dogs on Beaches and Parks Policy that:

1. Meets accepted planning guidelines;
2. Is balanced and generally meets the dog-owning and non dog-owning community's needs;
3. Is valued by the community;
3.4. ~~Specify~~ Specifies conditions under which dogs are permitted on beaches and parks / reserves across the ~~City~~LGA;

DOGS ON BEACHES AND PARKS COUNCIL POLICY

4.5. ~~Establish~~ Establishes / clarifies dog control areas including off-leash areas, on-leash areas, and locations where dogs are prohibited;

5.6. Restates dog owner's responsibilities in respect to behaviour of dogs in public places;

6.7. Supports environment, heritage, wildlife and threatened species protection; and

7.8. Provides dog owners with adequate access to open space for exercising their dogs.

The Policy also provides the community with general information relating to:

- Council requirements relating to the Companion Animals Act 1998;
- dog owner responsibilities when their dog is in a public place;
- outline of dog control areas, including the traffic light system of green, orange and red zones;
- identification of dedicated dog beach and park areas;
- Council's focus on education and awareness raising; and
- Council's compliance and enforcement role.

LEGISLATIVE REQUIREMENTS

The following legislation governs Council's requirements regarding managing and enforcing responsible pet ownership:

- Local Government Act 1993; and
- Companion Animals Act 1998.

WOLLONGONG 203~~2~~5 OBJECTIVES

This Policy is a direct contributor to the delivery of ~~Goal 5: "We are a healthy community in the liveable City" in the 2032 Community Strategic Plan~~'Our Wollongong Our Future 2035':~~,~~

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.

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

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

~~5.4 Provide a variety of quality and accessible public places and opportunities for sport, play, leisure, recreation, learning and cultural activities in the community and,~~

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

BACKGROUND

The *Companion Animals Act 1998* (the Act) commenced in 1998 and Council commenced implementation of the Act in 1999 with an emphasis on ~~managing dogs~~promoting responsible dog ownership and providing the community with access to dog exercise areas. Off-leash areas were generally established on beaches and parks where people tended to already regularly exercise their dogs off-leash.

DOGS ON BEACHES AND PARKS | COUNCIL POLICY

It is estimated that there are approximately 40 dogs per 100 people in the Wollongong LGA. This is calculated based on a population of approximately 215,000 people (as per 2021 census data), and approximately 86,112 dogs (as per Office of Local Government data), which identifies both registered and microchipped (only) dogs. Council ensures that access for these dogs in our public places is provided in a way that is consistent with demand arising from this high dog ownership rate.

DOG OWNER RESPONSIBILITIES

GENERAL RESPONSIBILITIES

Dog owners have an obligation to ensure that their dog does not adversely affect any other person or animal:

- ~~Dogs should be kept away, wherever possible, from adjacent private properties to prevent dogs in backyards from creating a nuisance;~~
- People with dogs in public places should be aware of other dogs and their owners, the general public and children in particular and should move to avoid conflict where it is anticipated; and
- In natural areas such as reserves or beaches, dog owners should be mindful of native flora and fauna and keep dogs on established tracks and away from foredunes and other sensitive areas.

LEGAL RESPONSIBILITIES

Dog on-leash*:*

Throughout NSW dogs are required to be on-leash at all times in public places. The *Companion Animals Act 1998* requires all dogs to be under effective control by cord or leash while in a public place. Signage is not required to enforce this effective control provision as it is NSW State Legislation applying throughout the State. Therefore, unless otherwise stated, all public road reserves, carparks, footpaths and park areas allow access for dogs, but they must be maintained on-leash.

The exceptions to this rule are:

- Dogs accompanied by a person within a declared Council off-leash area;

  ~~NOTE: In off-leash areas the person with the dog is still required to ensure that the dog does not attack, harass or chase any person or animal. This means that the dog must be controlled so that other users of the area are not affected.~~
- A dog participating in an obedience class or trial;
- A dog being exhibited in a show;
- A dog working stock;
- A Police dog; or
- A dog secured in a cage or vehicle or tethered to a fixed object or structure.

Dog off-leash:

All dogs within designated off-leash areas, including both off-leash beaches and off-leash parks, must be supervised by a person. In off-leash areas the person with the dog is ~~still~~ required to ensure that the dog

does not attack, harass or chase any person or animal. This means that the dog must be controlled so that other users of the area are not affected.

The person in charge of any dog within these areas, (which have been provided as a facility for enjoyment by the community), MUST:

- Be a competent person 16 years of age or over;
- Be able to control the dog (by voice command or other means);
- Not allow restricted breeds, or dogs declared as menacing or dangerous, to use the off-leash area; and
- Not allow dogs suffering from contagious disease, skin irritation or parasitic infection to use the area.

NOTE: THE OWNER OF A DOG, OR THE PERSON PRESENT AT THE TIME OF THE OFFENCE WHO IS IN CHARGE OF THE DOG, IS LEGALLY RESPONSIBLE IF THE DOG ATTACKS A PERSON OR ANIMAL (as per the *Companion Animals Act 1998* – Part 3 Responsibilities for control of dogs – Clause 13 Responsibilities while dog in public place).

Collar and Name Tag:

A dog that is away from the premises of the owner must wear a collar and tag. The tag must show the name of the dog and the address or telephone number of the owner.

Microchip and registration:

Dogs over the age of twelve (12) weeks of age must ~~have a microchip implanted~~ be microchipped and lifetime registered, and be recorded on the NSW Companion Animal Register. ~~Dogs over six (6) months of age must be lifetime registered.~~

Cleaning up after your dog:

If a dog defecates in a public place the dog owner must immediately remove the faeces and dispose of it in a proper manner. The need for bins and dispensers has been highlighted as an essential requirement in reducing dog faeces problems on beaches and along bike track and pedestrian walking areas in particular. Each off-leash area will have sufficient bins and dispensers and the bike track adjoining the orange zones will also be provided with bins and dispensers.

Council will provide waste disposal bins in all dog leash free areas where possible and may also supply faeces disposal bags for the community's convenience. When no bins or bags are available, dog owners are required to provide and use their own disposal bags and remove the used bags from the area.

No more than four (4) dogs:

Any one person, either the dog's owner or a person in control of a dog, can only have a maximum of four (4) dogs under their control. This applies to dogs on-leash and dogs in an ~~l~~off-leash area. This does not apply if a dog has been declared as menacing, for which different rules apply as outlined by the issued Menacing Dog Order for that dog.

POLICY IMPLEMENTATION

DOG CONTROL AREAS

DOGS ON BEACHES AND PARKS COUNCIL POLICY

The three (3) tier approach (as in traffic lights) has been chosen as it is a suitable, easily understood way in which to explain the three (3) levels of access for dogs ~~provided for the community~~ along the foreshore, beaches and parks/reserves. This approach also enables a diagrammatic view of the access provisions along our coast. ~~The red areas are dog prohibited (banned) areas, the orange areas are time share access areas and the green areas are off-leash areas~~The green areas are off-leash areas at all times, the orange areas are time-share access areas where dogs are required to remain on-leash only, and the red areas are dog prohibited (banned) areas.

Council also have general public place areas as defined by State legislation. Where a beach has not been identified as a specific zone, it is therefore a public place and dogs are required on-leash in these areas at all times. Public Place beaches are located at McCauley's Beach and between East Corrimal Beach and Corrimal Beach.

All dog control areas declared by Council, require near the boundaries of those areas and at reasonable intervals, notices or signage detailing the relevant control areas.

OFF-LEASH GREEN BEACH ZONES

The green off-leash beach zones have been provided to meet the needs of dogs and dog owners given the significant population in our community. ~~Their spread along our coastal area demonstrates that Council is considering good planning practice in accordance with Harlock Jackson (1995). The declared off-leash areas substantially meet the desired selection criteria for off-leash zones.~~

The following beaches are declared as off-leash areas, which means they are accessible for dogs to use off-leash at any time. Please see the attached maps for a diagrammatic depiction of these areas.~~:~~

- Stanwell Park Beach from the northern side of the lagoon in Stanwell Park reserve through to the northern end of the beach, approximately 140 metres east of the Maxwell Crescent and The Drive intersection in Stanwell Park;
- Sharkey's Beach from the most northern point of the Sharkey's Beach carpark through to the Brickyard Point boundary, approximately 200 metres north of the Austinmer Boat Ramp carpark;
- Little Austinmer Beach from the Headlands rock platform boundary approximately 50 meters north of Headlands Beach Hotel, through to Austinmer Beach boundary at the end of Toxteth Avenue, Austinmer;
- ~~—~~McCauley's Beach from Corbett Avenue, Thirroul through to just south of the creek at the Sandon Point Aboriginal Place boundary, Bulli ~~the Sandon Point rock platform boundary, approximately 120 metres east of Garaban Court, Bulli;~~
- Bellambi Harbour from the Bellambi rock pool boundary through to the carpark at the Bellambi boat ramp;
- East Corrimal Beach from the Bellambi boat ramp through to the public space area boundary, approximately 230 metres north/east of the Murray Road Carpark, East Corrimal;
- Puckey's Beach south from the Fairy Meadow Beach SLSC Carpark boundary through to a point on Puckey's Beach which is approximately 250 metres north of the lagoon in Stuart Park, Wollongong;
- Coniston Beach from the Bank Street, Wollongong Beach entry point to Port Kembla Harbour;

- MM Beach from the Port Kembla rock platform boundary south through to Fisherman's Beach rock platform boundary; and
- Perkins Beach from the south end of the southern Port Kembla SLSC carpark through to the Perkins Beach access off Murrie Street, Windang.

Note that where~~All~~ lifeguards patrol~~led~~ beaches, ~~including~~ the area between the dunes and the edge of the surf zone and within any patrolled zone indicated by the flags, and areas within 100 metres of the patrolled zone are prohibited, even if on a green zone beach.~~;~~ These areas will generally be identified by temporary lifeguard 'No Dogs' signs in these areas.

~~Parks and Reserves (Green Zones)~~ OFF LEASH DOG PARKS

The following parks are declared as off-leash areas, some being open dog park facilities, and some providing a fenced dog park facility. Please see the attached maps for a diagrammatic depiction of these areas.~~:~~

- Figtree ~~Oval~~Park, Figtree
- Proud Park, Helensburgh
- Riley Park, Unanderra
- Eleebana Reserve, Koonawarra
- King George V Park, Port Kembla
- Reed Park, Dapto

NOTE: Signage is used to determine alternatives to on-leash including where dogs are prohibited. With the exception of the current parks identified as off-leash areas, other specific parks and sports fields have been determined to prohibit dogs. These areas will have No Dogs signage, incorporated into the Public Place signage that is displayed. The signage has been determined as appropriate in the past and will be enforced by Council under the Local Government Act 1993.

ON-LEASH ORANGE BEACH ZONES

The orange zone is a time-sharing zone. This zone allows dogs on beaches on-leash only and only within certain times. This time-sharing zone is an important zone that allows additional access for dogs and their owners in a controlled manner, and access for the public at other times with no dog access allowed.

Dogs are declared prohibited in the following places except at the detailed times and only when on-leash. In these zones dogs are only permitted when on-leash ~~in summer~~ prior to 9:00 am and after ~~6~~5:00 pm ~~and in winter prior to 9:00 am and after 4:00 pm~~and are not permitted at all in between these times.

~~Summer months are defined as being from the beginning of the September school holidays to Anzac Day, (in line with lifeguard and SLSC patrols), and winter months are taken to mean the balance of the year.~~

This zone is on-leash only and within the times designated to minimise impact to fauna and flora ~~impact~~, sensitive dune areas, as well as in some areas aboriginal heritage, from unrestrained dogs. It also provides

limited access to designated times to provide dedicated beach zones for those who may not want to ~~.~~interact with dogs. ~~It also enables Council to have a higher degree of success in improving dog owner behaviour in relation to faeces management.~~ Keeping dogs on-leash ~~also~~ within the limited times has the added benefit of reducing unwanted aggressive behaviour due to the increased control of the dog. ~~(Refer to the attached Maps)~~

The following beaches are declared on-leash beaches only. Please see the attached maps for a diagrammatic depiction of these areas.

- Stanwell Park Beach from the southern side of the lagoon in Stanwell Park reserve through to the boundary of the Coalcliff rock platform, approximately 80 metres east of the Kallaroo Avenue and Lower Coast Road intersection in Stanwell Park;
- Coalcliff Beach from the boundary of the Coalcliff rock platform, approximately 150 metres south/east of the Coalcliff train station, through to the Scarborough to Coalcliff rock platform boundary which is located approximately 85 metres south of the Coalcliff SLSC;
- Scarborough and Wombarra Beaches from the Scarborough to Coalcliff rock platform boundary, approximately 130 metres north/east of Jim Allen Oval, Wombarra, through to the northern side of the Wombarra rock pool;
- Brickyard Point from the southern boundary of Sharkey's Beach, approximately 200 metres north of the Austinmer Boat Ramp carpark through to the most northern point of Austinmer Boat Ramp carpark;
- Thirroul Beach from the Austinmer Beach boundary, which is located approximately 130 metres south of the Austinmer rock pool, through to Corbett Avenue, Thirroul;
- Sandon Point Beach from the southern side of the Sandon Point SLSC through to the most northern point of the Bulli SLSC carpark;
- Bulli Beach from the southern side of the Bulli rock pool through to the northern side of the Woonona rock pool;
- Woonona and Bellambi Beaches from the Woonona rock pool through to the northern side of the Bellambi rock pool;
- Corrimal Beach from the public space area boundary, approximately 80 metres east of the Murray Road Carpark, East Corrimal through to Towradgi Pool;
- Towradgi and Fairy Meadow Beaches south from the Towradgi rock pool boundary through to the Puckey's Beach boundary which is located approximately 150 metres from the most southern point of the Fairy Meadow SLSC carpark;
- Puckeys Estate from the entrance on Squires Way through the estate to the entrance on Elliotts Road; and
- Fisherman's Beach from the Fisherman's Beach rock platform, south to the Port Kembla Beach and rock pool boundary, approximately 40 metres east of the Sewerage Treatment Plant entrance.

Note that where lifeguards patrol beaches, the area between the dunes and the edge of the surf zone and within any patrolled zone indicated by the flags, and areas within 100 metres of the patrolled zone are prohibited, even if on an orange zone beach. These areas will generally be identified by temporary lifeguard 'No Dogs' signs in these areas.

DOGS ON BEACHES AND PARKS | COUNCIL POLICY

PROHIBITED RED BEACH ZONES – ~~Dogs are declared prohibited in the following places (whether or not they are leashed or otherwise controlled):~~

Dogs are declared prohibited in public bathing areas - meaning any public place or any part of a public place that is used for or in conjunction with public bathing or public recreation (including a beach), whether or not they are leashed or otherwise controlled. Please see the attached maps for a diagrammatic depiction of red zone beaches.

- All lifeguard patrolled beaches including the area between the dunes and the edge of the surf zone and within any patrolled zone indicated by the flags and areas within 100 metres of the patrolled zone;
- Windang Beach from the Lake Illawarra entrance to the Perkins Beach access off Murrie Street, Windang;
- Port Kembla Beach from the beach access at the south end of the southern Port Kembla SLSC carpark, through to the Fisherman's Beach boundary, approximately 40 metres east of the Sewerage Treatment Plant entrance;
- The entire Wollongong to North Wollongong Beach area (Wollongong City Beach and North Beach) from the Bank Street, Wollongong Beach entry point to a point on Puckey's Beach which is approximately 250 metres north of the lagoon in Stuart Park, Wollongong. This area includes Belmore Basin;
- Sandon Point from the eastern side of the Sandon Point SLSC through to the ~~McCauley's beach~~Sandon Point rock platform boundary, approximately 120 metres east of Garaban Court, Bulli.
- Austinmer Beach from the Thirroul Beach boundary which is located approximately 130 metres south of the Austinmer rock pool through to the Little Austinmer Beach boundary at the end Toxteth Avenue, Austinmer;
- Headlands Beach from the Little Austinmer Beach carpark through to the most northern point of Austinmer Boat Ramp carpark; and
- Coledale Beach from the most northern point of the Sharkey's Beach carpark through to the northern side of the Wombarra rock pool.

DOGS ON BEACHES AND PARKS COUNCIL POLICY

Dogs are also declared prohibited in the following places (whether or not they are leashed or otherwise controlled):

- Children's play areas - within 10 metres of any playing apparatus provided in a public place for the use of children;

- Food preparation areas - within ten (10) metres of any food preparation areas or food consumption areas such as BBQs, public tables and picnic shelters, except where these areas are in a public thoroughfare;

- School grounds and child care centres - unless with the permission of the person in charge;

- Wildlife protection areas - meaning any public place or any part of a public place set apart by Council for the protection of wildlife and in which the local authority has ordered that dogs are prohibited for the purposes of the protection of wildlife e.g. on all rock platforms; and

- Recreation areas where dogs are prohibited - these areas include any public place, or part of a public place, provided for public recreation or the playing or organised games and in which Council has ordered that dogs are prohibited and in which, or near the boundaries of which, there are consipicuously exhibited at reasonable intervals, notices to the effect that dogs are prohibited in or on that public place or part.

~~ABORIGINAL HERITAGE~~

~~There are two (2) gazetted Aboriginal Places within land covered by the Policy and Procedure namely Sandon Point Aboriginal Place and Bellambi Aboriginal Place.~~

~~East Corrimal to Bellambi Point has potential to carry similar levels of significance and cultural concern as Sandon Point. Although this is not as well documented the traditional elders indicate that the significant areas relate to the western side of the dunal system.~~

~~In addition to the general requirements of the *Companion Animals Act 1998* and general conditions of the Policy that are aimed at minimising impacts of dogs, specific protection of the heritage values is also indicated. To achieve this the following measures are also included to manage off-leash areas (Green Zones) and time limited prohibited areas (Orange Zones) at and adjacent to the above sites.~~

- ~~Managed beach access via signage and barriers etc at dunal boundaries;~~
- ~~Restrictions of access to dunal areas by rationalising accessways and via vegetative barriers; and~~
- ~~Programming specific increased enforcement and education efforts.~~

~~It is clear that members within the Aboriginal Community consulted in the development of this Policy, (including several highly respected elders) do not feel that the banning of dogs is a necessary option and feel comfortable with the off-leash area continuing despite the Aboriginal Cultural Heritage significance. Their advice is that Aboriginals and dogs have co-existed for generations and therefore is not an issue, particularly on the sandy part of the beach.~~

~~The Aboriginal community's concern is directed at the areas behind the beach, the dunal areas, and how people gain access to the beach through areas of Aboriginal significance. Plans of Management (PoM) will~~

~~be completed which will implement protection measures to limit Aboriginal heritage disturbance by both people and dogs. The Aboriginal community requests respect of these areas and the Plans of Management will assist in educating the broader community of their cultural significance.~~

POLICY REGULATION

EDUCATION AND AWARENESS

Council will continue to provide ongoing education to the community in the following manner:

- Website information;
- Community Newsletters;
- Media Releases, including Social Media, at appropriate intervals following an incident;
- ~~Telephone caller waiting information;~~
- Development and use of ~~an off-leash~~a Beach and Park Dog Access Locations brochure;
- Animal Compliance Officer in-field education;
- School education; and
- ~~Distribution of brochures and other educational material to RSPCA, caravan parks, camping areas and veterinary clinics; and~~
- Promoting the Policy at Council and community events, including information days, and microchipping days.

SIGNAGE

The Policy will continue to be implemented ~~more~~ effectively through consistent appropriate regulatory and educational / information signage. Signage is acknowledged and recognised as particularly important in providing clarity and consistency about the Policy requirements and appropriate signage will continue to be erected and maintained. Signage includes:

- Zone explanatory signage;
- Off-leash rules signage;
- Access path signage;
- Dogs prohibited signage; and
- Directional / demarcation signage.

To improve conditions for users of off-leash areas, conditions of use have been included on signage at each off-leash area.

Council staff will also regularly review signage across all control Zones particularly where ongoing non-compliance occurs and consider where signage should be increased for compliance and education purposes.

ENFORCEMENT

Enforcement will be undertaken in accordance with Council's current Compliance and Enforcement Policy and Compliance and Regulation procedures. The Regulation and Enforcement Division commits to providing regular ~~enforcement for dogs on~~compliance patrols of public land, particularly enforcement on hotspot beaches, and high use parks. ~~This will form part of a roster to regularly patrol these areas.~~

The various levels of access within the three (3) zones have a varying degree of risk associated with them in relation to unwanted attention or aggressive behaviour of dogs. ~~The issue of r~~Responsibility for a dogs behaviour sits with the owner or person in control of the dog, ~~has arisen in the review and a~~Advice received by Council is that the Tort of Duty of Care arises under the ~~-~~common law of negligence and that Council has no responsibility, as off-leash areas are allowed and specified under the Act.

Irrespective of this advice, Council ~~provides enforcement support~~ maintains a compliance presence to ~~increase~~monitor ~~compliant~~responsible pet ownership and behaviour in the declared zones. By providing clear access options and signage, the community is able to decide which area they wish to frequent and assume the risk associated with that area. Education advice will also be provided to the community in relation to risk.

Council also has included conditions of use for each off-leash area that will reduce risk of aggressive behaviour to users. Council Animal Compliance Officers will enforce under the *Local Government Act 1993* and/or the *Companion Animals Act 1998* when dog owners fail to comply with these conditions.

Should an attack occur in a public place, including an off-leash area, Council will ensure that all matters are investigated, and the appropriate enforcement action taken. Action can include issuing Fines and/or having a dog declared a dangerous, menacing or nuisance dog. Any injury or damage as a result of an attack, is the responsibility of the attacked person to take civil legal action against the owner of the offending dog, through the Court process.

An on-call after hours emergency service is also provided for dog attacks, aggressive and dangerous dogs at large, and in response to NSW Police requests.

COMPLAINT HANDLING

The Customer Service action request system ~~will be~~is used to register and monitor complaints in relation to dogs in public places. ~~In addition, to improve the monitoring of the current system, a separate category has been installed within the system specific to off-leash areas.~~ This information will be used in future reviews of this Policy.

DOCUMENT MANAGEMENT

REVIEW

This Policy will be reviewed a minimum of once every term of Council, or more frequently as required.

Significant consultation as part of review of the Policy has occurred in 2002, 2006, 2010, 2011, 2012, 2014, 2016, 2018 and 2023.

REPORTING

Progress on the proactive compliance program for companion animals in public places is reported to Council in both the quarterly and annual reports.

DOGS ON BEACHES AND PARKS | COUNCIL POLICY

ROLES AND RESPONSIBILITIES

Manager Regulation & Enforcement is responsible for reviewing and updating the Policy.

Compliance & Regulation Manager is responsible for the implementation of the Policy, including reviewing and updating the relevant dog access signage in beach, foreshore and park areas, ensuring that beach and foreshore areas are patrolled proactively and that the appropriate enforcement action is taken against offenders, and the community is educated about responsible dog ownership.

RELATED STRATEGIES, POLICIES AND PROCEDURES

- Compliance and Enforcement – Council Policy

APPROVAL AND REVIEW	
Responsible Division	Regulation and Enforcement
Date adopted by Council	[To be inserted by Corporate Governance]
Date/s of previous adoptions	26/02/2024; 22/07/2019; 24/11/2014; 26/11/2012; 27/04/2011; 28/09/2010
Date of next review	[Not more than three years from last adoption] Not more than three years from last adoption]

ATTACHMENTS: MAPS OF ZONE AREAS

Attachments: Maps of Zone Areas

The following maps depict all declared control areas across Wollongong City Council. All dog control areas are identified using the following legend.

Legend:



- Off-Leash
- Timed On-Leash Access Only
- Dogs Prohibited

Note – any beaches not designated as above are 'Public Place'.

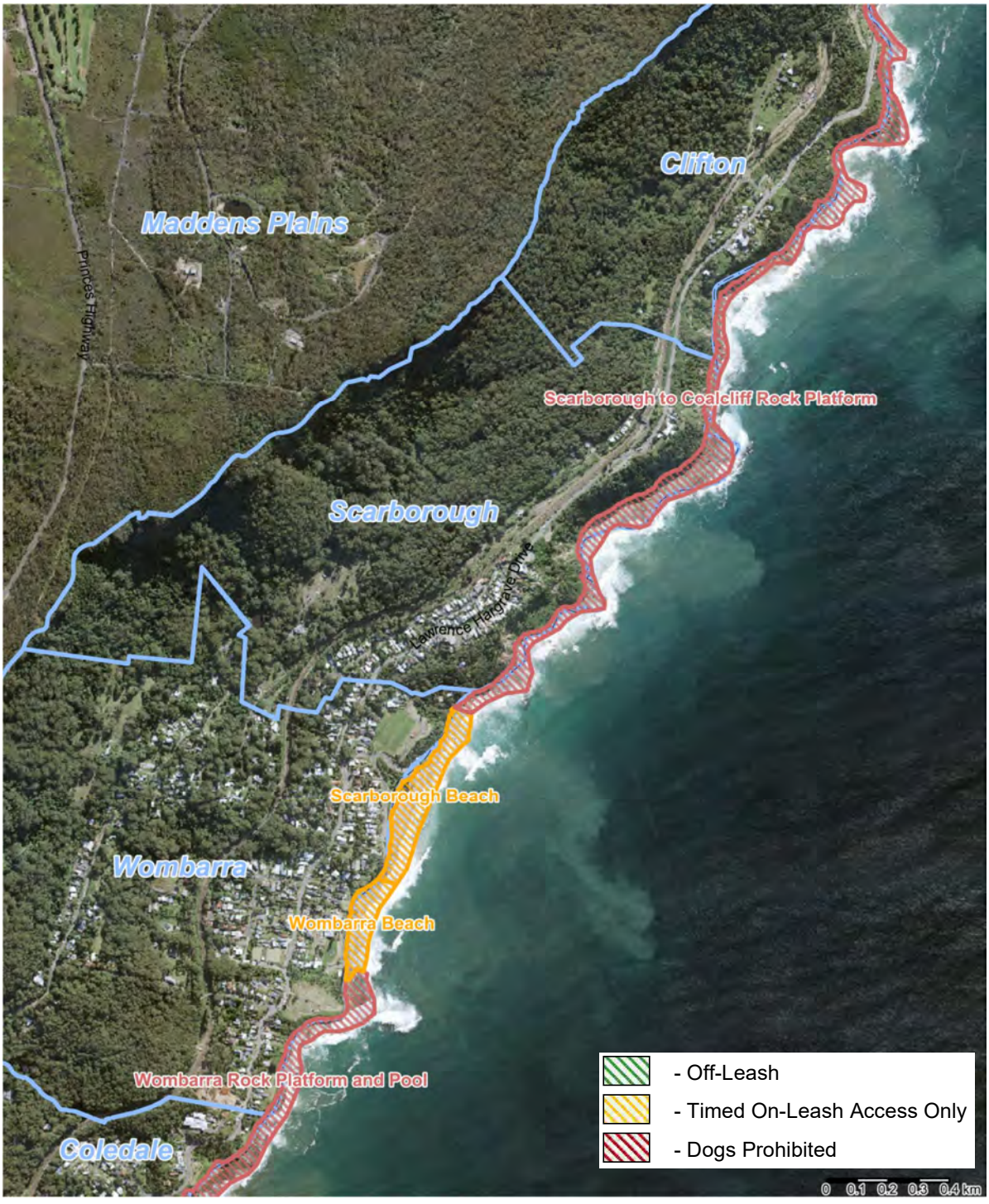
DOGS ON BEACHES AND PARKS | COUNCIL POLICY

Map 1: Stanwell Park - Clifton



DOGS ON BEACHES AND PARKS | COUNCIL POLICY

Map 2: Clifton - Coledale



DOGS ON BEACHES AND PARKS | COUNCIL POLICY

Map 3: Coledale – Thirroul



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DOGS ON BEACHES AND PARKS COUNCIL POLICY

Map 4: Thirroul - Woonona



DOGS ON BEACHES AND PARKS | COUNCIL POLICY

Map 5: Woonona – Bellambi



DOGS ON BEACHES AND PARKS | COUNCIL POLICY

Map 6: Bellambi – North Wollongong



DOGS ON BEACHES AND PARKS | COUNCIL POLICY

Map 7: North Wollongong – Wollongong



DOGS ON BEACHES AND PARKS | COUNCIL POLICY

Map 8: Wollongong – Port Kembla



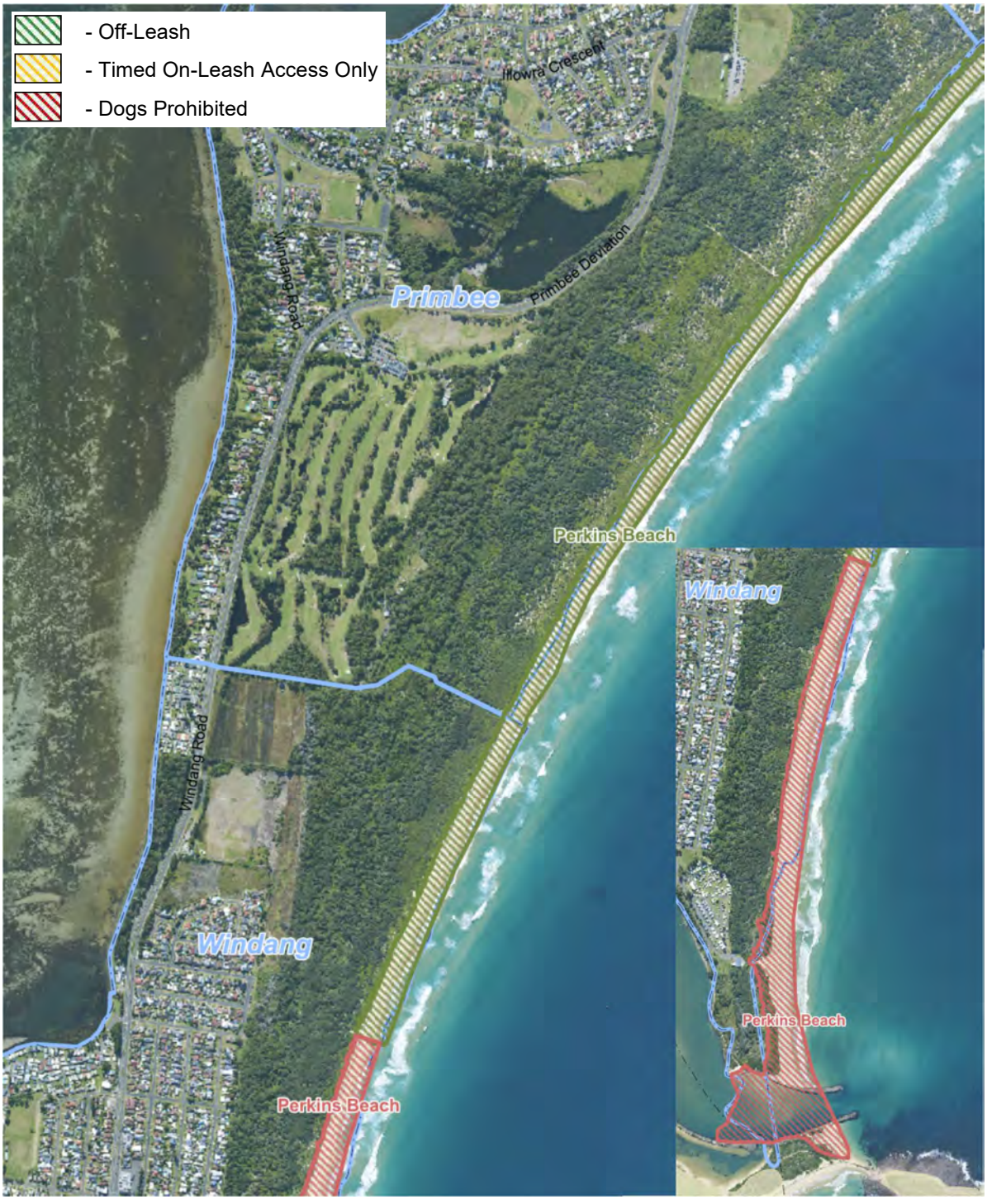
DOGS ON BEACHES AND PARKS | COUNCIL POLICY

Map 9: Port Kembla – Primbee



DOGS ON BEACHES AND PARKS | COUNCIL POLICY

Map 10: Primbee – Windang



DOGS ON BEACHES AND PARKS COUNCIL POLICY

Map 11: Figtree Oval, Figtree



Map 12: Proud Park, Helensburgh



DOGS ON BEACHES AND PARKS | COUNCIL POLICY

Map 13: Riley Park, Unanderra



DOGS ON BEACHES AND PARKS COUNCIL POLICY

Map 14: Eleebana Reserve, Koonawarra



DOGS ON BEACHES AND PARKS COUNCIL POLICY

Map 15: King George V Park, Port Kembla



DOGS ON BEACHES AND PARKS COUNCIL POLICY

Map 16: Reed Park, Dapto



ITEM 7 PUBLIC EXHIBITION - PUBLIC INTEREST DISCLOSURES POLICY

A review of Council's current Public Interest Disclosures (PID) Policy has recently been undertaken. This report provides an updated Public Interest Disclosures Policy reflecting the requirements of the Act and bolstered approaches to identifying and addressing risks of detrimental action to PID investigation participants.

RECOMMENDATION

That the draft Public Interest Disclosures Policy be placed on public exhibition for a period of 28 days.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer + Business Integrity
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 Draft Public Interest Disclosures Policy

ACRONYMS USED IN REPORT

Abbreviation	Meaning
NSW	New South Wales
PID	Public Interest Disclosure
PID Act	Public Interest Disclosures Act 2022

BACKGROUND

In September 2023 the Council adopted a new Public Interest Disclosure (PID) Policy in response to legislative changes following the adoption of the PID Act 2022 that introduced reforms to the way that public interest disclosures are made, received and dealt with.

With the policy having been in place for 2 years under the new legislation, a comprehensive review of the policy has been undertaken. The emphasis of the review was to improve the way Council identifies and manages risks relating to detrimental action being taken against PID investigation participants.

PROPOSAL

A comprehensive review of Council's existing Public Interest Disclosure Policy has been undertaken. The substantive changes proposed to the policy are as follows:

- Development of a new dedicated Public Interest Disclosures Detrimental Action Risk Assessment
- Additional content on reporting to external integrity agencies, such as the NSW Ombudsman and NSW Independent Commission Against Corruption
- Expanded content on risk assessments to prevent detrimental action
- Requiring the appointment of a Council Contact Officer who will provide support to a PID reporter, including providing the PID reporter with information about Council's PID processes, updates on how Council is dealing with the report, addressing any concerns, and connecting the PID reporter to relevant support options.
- Requiring that Council provide PID reporters with details of the NSW Ombudsman's Whistleblower Support function to allow them the opportunity to talk with an independent and impartial Ombudsman officer in a confidential environment about their experience and options. This is intended to complement, but not replace, the support Council provides to PID reporters. This service from the NSW Ombudsman has only been established in the last 12 months.

- Making the Public Officer the Disclosures Coordinator, with the Manager People and Culture the alternate. Previously the Disclosures Coordinator was the Professional Conduct Coordinator with Public Officer as the alternate.

CONSULTATION AND COMMUNICATION

The draft Policy was consulted internally with the staff from the People and Culture and Governance teams who may assist with the management of public interest disclosures.

The draft policy will be placed on public exhibition for a period of 28 days, during which submissions may be made to the Council by the public. A further report will be made to Council at the end of the public exhibition and submission period.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 4 “We have a healthy, respectful, and inclusive community”. It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
4.14 Council demonstrates responsible leadership that is customer focused, demonstrates respect and inclusion and uses resources that are managed effectively to ensure long-term sustainability.	Governance and Administration

RISK MANAGEMENT

The PID Act creates a range of legislative compliance obligations on Council, the repercussions of non-compliance could be severe both in terms of reputational risk and risks to staff culture for poorly handled matters.

These risks primarily focus on risks to participants in PID investigations. The identified policy changes expand the strategies implemented by Council to identify, eliminate, minimise or manage risks to the reporter, subject officer(s), other participants and Council itself.

FINANCIAL IMPLICATIONS

The are no direct financial implications that arise from the changes to the PID Policy, as Council activities in this area are currently adequately resourced.

CONCLUSION

The updated policy continues the alignment of Council processes with the PID Act but expands the activities undertaken to identify and manage risks of detrimental action to participants in PID investigations.

PUBLIC INTEREST DISCLOSURES COUNCIL POLICY

ADOPTED BY COUNCIL: TBC

PURPOSE

The purpose of this policy is to establish an internal reporting system for staff, Councillors and contractors to report wrongdoing without fear of reprisal. The policy sets who can receive reports of wrongdoing in Wollongong City Council, what can be reported and how reports of wrongdoing will be dealt with.

Complaints cannot be made by the general public under this policy.

This policy is designed to complement normal communication channels between supervisors and staff. Staff are encouraged to raise matters of concern at any time with their supervisors but also have the option of making a report about a public interest issue in accordance with this policy and the *Public Interest Disclosures Act 2022* (PID Act).

The internal reporting system established under this policy is not to be used for bullying and harassment complaints, which should be raised through the *Bullying Harassment and Discrimination Prevention Management Policy*. If a staff member makes a report under this policy which is substantially a grievance, the matter will be referred to the People and Culture Division to be dealt with in accordance with the Council's Enterprise Agreement grievance procedures.

POLICY INTENT

The objectives of this policy are as follows:

- facilitate the disclosure by council officials of serious wrongdoing in or affecting council,
- promote a culture in which public interest disclosures are encouraged,
- protect council officials, witnesses and other persons from detriment or liability that might arise as a result of making public interest disclosures,
- provide a defined process for receiving and dealing with public interest disclosures,
- ensure the interests of all persons affected by public interest disclosures are taken into account in dealing with the disclosures

WOLLONGONG 2035 OBJECTIVES

This policy contributes towards goal 4.14 *"Demonstrates responsible leadership that is customer focused, demonstrates respect and inclusion, and uses resources that are managed effectively to ensure long-term sustainability."*

PUBLIC INTEREST DISCLOSURES | COUNCIL POLICY

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PUBLIC INTEREST DISCLOSURES | COUNCIL POLICY

POLICY

1 Organisational Commitment

Wollongong City Council is committed to:

- Creating a climate of trust and integrity, where staff, Councillors and other stakeholders are comfortable and confident about reporting wrongdoing;
- Encouraging individuals to come forward if they have witnessed what they consider to be wrongdoing within the Council;
- Keeping the identity of the person disclosing wrongdoing confidential, wherever possible and appropriate;
- Protecting individuals who make disclosures from any adverse action motivated by their report;
- Dealing with reports thoroughly and impartially and if some form of wrongdoing has been found, taking appropriate action to rectify it;
- Keeping the person disclosing wrongdoing up to date of the progress of their report and the outcome.
- Ensuring managers and supervisors at all levels in Council understand the benefits of reporting wrongdoing, are familiar with this policy and their requirements and responsibilities under the policy, and aware of the needs of those who report wrongdoing;

2 Who Does This Policy Apply To?

This policy will apply to:

- both Council staff and Councillors;
- permanent employees, whether full-time or part-time;
- temporary or casual employees;
- consultants;
- individual contractors working for Council;
- employees of contractors providing services to Council;
- other people who perform Council official functions whose conduct and activities could be investigated by an investigating authority, including volunteers;
- the policy also applies to public officials of another Council or public authority who report wrongdoing relating to Wollongong City Council.

3 What Should be Reported?

You should report any suspected wrongdoing within Council, or any activities or incidents you see within Council that you believe are wrong.

Reports in relation to "*serious wrongdoing*" will be deemed as public interest disclosures and managed in accordance with the PID Act. For the purposes of the PID Act and this policy serious wrongdoing constitutes the following:

a) corrupt conduct,

b) a government information contravention,

c) a local government pecuniary interest contravention,

d) serious maladministration,

e) a privacy contravention,

f) a serious and substantial waste of public money.

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All other wrongdoing or suspected wrongdoing should be reported to a supervisor, to be dealt with in line with the *Code of Conduct or Council's Policy for* Prevention and Resolution of Workplace Bullying Harassment and Discrimination

Even if these reports are not dealt with as public interest disclosures, Council recognises that such reports may raise important issues. Council will respond to all reports and make every attempt to protect the individual member making the report from reprisal.

Provided below is more detail on the six categories of serious wrongdoing.

a Corrupt conduct

Corrupt conduct has the same meaning as in the *Independent Commission Against Corruption Act 1988* and the full definition should be taken from the ICAC Act. However, in general corrupt conduct is:

- any conduct of any person that adversely affects, either directly or indirectly, the honest or impartial exercise of official functions by any council official/s, or by council, or
- any conduct of a council official that constitutes or involves the dishonest or partial exercise of any of their official functions, or
- any conduct of a council official or former council official that constitutes or involves a breach of public trust, or
- any conduct of a council official or former council official that involves the misuse of information or material that they have acquired in the course of their official functions, whether or not for their benefit or for the benefit of any other person.

b Government information contravention

Government information contravention means a failure, other than a trivial failure, by council or a council official to exercise functions in accordance with:

(a) the *Government Information (Public Access) Act 2009*, or

(b) the *State Records Act 1998*.

For example, this could include:

- destroying, concealing or altering records to prevent them from being released;
- knowingly making decisions that are contrary to the legislation;
- directing another person to make a decision that is contrary to the legislation.

c Local government pecuniary interest contravention

A local government pecuniary interest contravention is a failure to comply with requirements under the *Local Government Act 1993* and the Council Code of Conduct relating to the management of pecuniary interests. These include obligations to lodge disclosure of interests returns, disclose pecuniary interests at Council and Council committee meetings and leave the meeting while the matter is being discussed. A pecuniary interest is an interest that a person has in a matter because of a reasonable likelihood or expectation of appreciable financial gain or loss to the person.

For example, this could include:

- a senior Council staff member recommending a family member for a Council contract and not declaring the relationship;
- a Councillor participating in consideration of awarding a tender when they or their family have an interest in a supplier bidding for that work.

d *Serious maladministration*

Serious maladministration is conduct, other than conduct of a trivial nature, of council or a council official relating to a matter of administration that is:

(a) unlawful, or

(b) unreasonable, unjust, oppressive or improperly discriminatory, or

(c) based wholly or partly on improper motives.

For example, this could include:

- making a decision and/or taking action that is unlawful;
- refusing to grant an approval for reasons that are not related to the merits of their application.

e *Privacy contravention*

A privacy contravention means a failure, other than a trivial failure, by an agency or public official to exercise functions in accordance with:

(a) the *Privacy and Personal Information Protection Act 1998*, or

(b) the *Health Records and Information Privacy Act 2002*.

f *Serious and substantial waste of public money*

Serious and substantial waste is the uneconomical, inefficient or ineffective use of resources that could result in losing or wasting a substantial amount of public money.

For example, this could include:

- not following a competitive tendering process for a large-scale contract;
- having bad or no processes in place for a system involving large amounts of public funds.

4 Assessment of Reports

All reports will be promptly and thoroughly assessed to determine what action will be taken to deal with the report and whether or not the report will be treated as a public interest disclosure.

The Public Interest Disclosures Coordinator (or their appointed alternate) is responsible for assessing reports, in consultation with the General Manager (or Lord Mayor) where appropriate. All reports will be assessed on the information available to the Disclosures Coordinator at the time. It is up to the Disclosures Coordinator to decide whether an investigation should be carried out and how that investigation should be carried out. In assessing a report, the Disclosures Coordinator may decide that the report should be referred elsewhere or that no action should be taken on the report.

The Disclosures Coordinator for Wollongong City Council is the Public Officer.

5 When Will a Report be Treated as a Public Interest Disclosure?

Wollongong City Council will treat a report as a public interest disclosure if it meets the criteria of a public interest disclosure under the PID Act. These requirements are:

- the disclosure must be about one of the following six categories of serious wrongdoing – corrupt conduct, a government information contravention, a local government pecuniary interest contravention, serious maladministration, a privacy contravention or serious and substantial waste of public money.
- the person making the disclosure must honestly believe, and on reasonable grounds, that the disclosure shows or tends to show wrongdoing;
- the disclosure has to be made to either the General Manager or, for reports about the General Manager the Lord Mayor, a position nominated in this policy (see section 8), a manager of the

person making the disclosure, an investigating authority or in limited circumstances to an MP or journalist (see section 9).

- a disclosure that is made in written correspondence that is sent to Council's registered address, email address or other usual address for the receipt of electronic communications, but is not addressed to a specific individual, will be deemed to have been sent to the General Manager and be treated as a public interest disclosure if the other criteria are met.

Disclosures are not public interest disclosures if they:

- mostly question the merits of Council policy;
- concern only a grievance about a matter relating to the employment or former employment of an individual

A person making a report does not need to identify that the disclosure is a public interest disclosure, or that it is made under the PID Act, for it to be treated as a public interest disclosure.

6 Categories of Public Interest Disclosure?

Under the PID Act and this policy, there are three categories of public interest disclosure:

(a) a voluntary public interest disclosure, or

(b) a witness public interest disclosure, or

(c) a mandatory public interest disclosure.

A ***voluntary public interest disclosure*** is made when a disclosure complies with the requirements of the PID Act and this policy and the disclosure is made by a council official, where the maker of the disclosure believes, on honest and on reasonable grounds, that the disclosure shows or tends to show serious wrongdoing, and is made to one of the following:

- The General Manager, or Lord Mayor (only for reports relating to the General Manager),
- Another disclosure officer for Council identified by this policy,
- A manager of the person making the disclosure,
- Subject to section 28 of the PID Act and as outlined in this policy – to a member of Parliament or a journalist.

A ***witness public interest disclosure*** means a disclosure of information, in an investigation of serious wrongdoing, at the request of or in response to a requirement of a person investigating the serious wrongdoing on behalf of Council.

A ***mandatory public interest disclosure*** means a disclosure that occurs while the maker is meeting the ordinary requirements of their role or function or under some legal or statutory obligation imposed.

7 Who Can Receive a Report Within Wollongong City Council?

The PID Act requires that, for a report to be a public interest disclosure, it must be made to certain public officials identified in this policy or any supporting procedures.

The following positions are the only people within Council who are authorised to receive a public interest disclosure. Any non-identified council official who receives a report that they believe may be a public interest disclosure is obliged to assist the staff member to make the report to one of the positions listed below. The broader responsibilities of these positions are outlined under Roles and Responsibilities (section 22).

If your report involves a Councillor, you should make it to the General Manager. If your report relates to the General Manager, you should make it to the Lord Mayor.

General Manager
Lord Mayor (for reports about the General Manager only)
Director Community Services
Director Corporate Services
Director Infrastructure and Works
Director Planning and Environment
Manager Customer and Business Integrity
Manager People and Culture
Governance and Risk Manager
Specific Disclosure Officers for identified satellite sites.

The full list of disclosures officers are listed on the Council internal Hub website for staff and Councillors to refer to and are also appended to this Policy.

Disclosure Officer procedure upon receipt of a Report

- If a verbal complaint is made document in writing the details of the complaint, and have the document signed and dated by the reporter, if possible
- Discuss with the reporter any concerns they may have about reprisal or workplace conflict
- Carry out a preliminary assessment and forward their reports to the Disclosures Coordinator for full assessment. The Disclosure Officer may seek the assistance of the Disclosure Coordinator to undertake the preliminary assessment if required. Where appropriate the Disclosures Coordinator may take responsibility for the preliminary assessment to ensure appropriate process and due diligence are applied.

Disclosure Coordinator procedure upon receipt of a Referral

- assess reports to determine whether or not a report should be treated as a public interest disclosure
- coordinate Council's response to a report;
- acknowledge reports and provide updates and feedback to the reporter;
- assess whether it is possible and appropriate to keep the reporter's identity confidential;
- assess and document the risk of detrimental action and workplace conflict related to, or likely to arise out of a report, and develop strategies to manage any risk identified;
- Provide or coordinate support to individuals involved in the reporting or investigation process, including protecting the interests of any officer the subject of a report

8 Who Can Receive a Report Outside of Wollongong City Council?

Staff and Councillors are encouraged to report wrongdoing within Council, but internal reporting is not your only option.

a Integrity Agencies

A disclosure can be made to any of the following integrity agencies defined in the PID Act:

- NSW Ombudsman
- Audit Office of NSW
- NSW Independent Commission Against Corruption,
- Department of Planning, Housing and Infrastructure in relation to the following provisions of the Local Government Act 1993:
  - Chapter 13, Part 5, Division 1,
  - Chapter 14, Part 1, Division 3,
  - Chapter 14, Part 3, Division 1,

- section 734A,
- the NSW Privacy Commissioner, for privacy contraventions
- the NSW Information Commissioner, for government information contraventions

In very limited circumstances you can also make a public interest disclosure to a Member of Parliament or a journalist, but only as outlined below:

b Members of Parliament or Journalists

To have the protection of the PID Act, individuals reporting wrongdoing to a Member of Parliament (MP), or a journalist must have already made substantially the same report to a person nominated under this policy to receive such reports.

In addition, Council must have either:

- decided not to investigate the matter;
- decided to investigate the matter, but not completed the investigation within six months of the original report;
- not advised you, within six months of the report being made, the results of the investigation.

Most importantly – to be protected under the PID Act – if you report wrongdoing to an MP or a journalist you will need to be able to prove that you have reasonable grounds for believing that the disclosure is substantially true and that it is in fact substantially true.

c Other external reporting

If you report wrongdoing to a person or authority that is not listed above or make a report to an MP or journalist without following the steps outlined above, you will not be protected under the PID Act. This may mean you will be in breach of legal obligations or Council's Code of Conduct – by, for example, disclosing confidential information.

For more information about externally reporting wrongdoing, contact the NSW Ombudsman's Public Interest Disclosures Unit. Their contact details are provided at the end of this policy.

9 How to Make a Report

You can report wrongdoing in writing or verbally. You are encouraged to make a report in writing as this can help to avoid any confusion or misinterpretation.

If a report is made verbally, the person receiving the report will make a comprehensive record of the report and will ask the person making the report to sign this record. If the reporter agrees to sign the record, they will be provided with a copy of this record.

Can a Report be Anonymous?

A disclosure, if made anonymously, may still be a voluntary public interest disclosure if it meets the other criteria outlined in this policy.

There will be some situations where you may not want to identify yourself when you make a report. These reports will still be dealt with by Council. However, reporters should note that Council cannot provide a reporter with any necessary protection and support, as well as feedback about what action is to be taken or has been taken to deal with the issues raised in the report, or the outcome of any investigation, if a report is made anonymously.

10 Feedback to Individuals Who Voluntarily Report Wrongdoing

Staff, Councillors and other identified stakeholders who voluntarily report wrongdoing will be told what is happening in response to their report.

a *Acknowledgement*

When you make a report, *Council* will contact you in writing as soon as is practicable, however no later than within 21 days of receipt of your report, to provide you with a copy of this Policy and to confirm that your report has been received, and to advise:

- the timeframe within which you will receive further updates;
- the name and contact details of the people who can tell you what is happening or handle any concerns you may have.

After a decision is made about how your report will be dealt with, Council will send you an acknowledgment letter, providing:

- information about the action that will be taken in response to your report;
- the likely timeframes for any investigation or other action;
- information about the internal and external resources or services available that you can access for support.

Please note, if you make a report which meets the requirements of the PID Act but the report was made as a witness public interest disclosure, or a mandatory public interest disclosure you may not receive an acknowledgement letter or a copy of this policy.

b *Progress Updates*

While your report is being dealt with, such as by investigation or making other enquiries, you will be given:

- information about the progress of the investigation or other enquiries and reasons for any delay;
- advice of any decision by Council not to proceed with the matter;
- advice if your identity needs to be disclosed for the purposes of investigating the matter or making enquiries, and an opportunity to talk about this beforehand;
- progress updates will be provided on a regular basis at intervals of not more than 3 months throughout the duration of the investigation.

c *Feedback*

Once the matter has been finalised you will be given:

- enough information to show that adequate and appropriate action was taken and/or is proposed to be taken in response to your disclosure and any problem that was identified;
- advice about whether you are likely to be called as a witness in any further matters, such as disciplinary or criminal proceedings.
- Council will notify you in writing of the action taken in relation to your disclosure as soon as a decision has been made, but no later than six months after your disclosure.

11 Maintaining Confidentiality

Council is committed to preserving the confidentiality of disclosures. Information tending to identify a person as the maker of a voluntary public interest disclosure (identifying information) may not be disclosed by Council or a council official.

The preservation of confidentiality of the facts of a disclosure will be subject to:

a) the need to conduct an assessment of fact;

b) the provisions of the PID Act for confidentiality;

c) taking any consequential necessary actions; and

d) putting in place any necessary care plans for relevant staff

All information received in relation to a disclosure must not be released without the consent of the Disclosure Coordinator, General Manager or Public Officer. This includes:

a) the identity of the discloser;

b) the identity of any person or persons who may be the subject of the disclosure; and

c) the facts of the disclosure.

For all matters managed under this policy, wherever possible, only the following council officers will be made aware of a disclosure:

- Officer receiving disclosure
- Disclosures Coordinator
- Manager People and Culture
- Public Officer
- General Manager
- Council contact officer appointed to support PID reported

Where confidentiality cannot be maintained or officers other than those listed above need to be involved, the Disclosures Coordinator will seek the discloser's consent to release any details required to undertake an assessment or investigation; and develop a plan, in consultation with the Manager People and Culture/Public Officer and the discloser, to support and protect a discloser from reprisal.

Notwithstanding the above, the identifying information of a person making a voluntary public interest disclosure, may be disclosed if:

(a) the person consents in writing to the disclosure of the identifying information, or

(b) it is generally known the person is the maker of the voluntary public interest disclosure as a result of the person's voluntary self-identification as the maker, or

(c) after consulting the person, Council reasonably considers it necessary to disclose the identifying information to protect a person from detriment, or

(d) it is necessary the identifying information be disclosed to a person whose interests are affected by the disclosure, or

(e) the identifying information has previously been lawfully published, or

(f) the identifying information is disclosed to a medical practitioner or psychologist for the purposes of the practitioner or psychologist providing medical or psychiatric care, treatment or counselling to the individual disclosing the information, or

(g) the identifying information is disclosed for the purposes of proceedings before a court or tribunal, or

(h) the disclosure of the identifying information is necessary to deal with the disclosure effectively, or

(i) it is otherwise in the public interest to disclose the identifying information.

If you report wrongdoing, it is important that you only discuss your report with those responsible for dealing with it. This will include the Disclosures Coordinator and the General Manager, or in the case of a report about the General Manager, the Disclosures Coordinator and the Lord Mayor. The fewer people who know about your report, before and after you make it, the more likely it will be that Council can protect you from any reprisal. If you breach the confidential nature of the process, Council may not be able to keep your identity confidential.

Any persons involved in the investigation or handling of a report, including witnesses, are also required to maintain confidentiality and not disclose information about the process or allegations to any person except for those people responsible for managing the report.

12 Managing the Risk of Detrimental Action

As soon as possible after an individual reports wrongdoing, Council will undertake a thorough risk assessment to identify the risk of detrimental action, other than reasonable management action, being taken against a person as a result of public interest disclosures officer. The intent of the risk assessment is to protect the reporter, subject person, family or associates of the reporter, others who may be suspected of making a PID, witnesses and the appointed investigator.

The risk assessment will be undertaken using the *PID Risk Assessment and Management for Scenarios* attached to this policy as "Appendix B" and will use a 6-step risk assessment process that covers the following:

- Identify all people potentially at risk
- Undertake initial information gathering
- Include concerns and views of PID maker
- Identify risks
- Development of strategies and controls
- Reassess risks during process at regular intervals

The control strategies identified in the risk assessment to deal with those risks will be incorporated into the PID Investigation Plan.

13 Protection Against Reprisals

Council will not tolerate any reprisal against any individual who reports wrongdoing, are suspected to have reported wrongdoing or is a participant in a PID investigation in any capacity.

The PID Act provides protection for staff, Councillors and other stakeholders who have made a public interest disclosure by imposing penalties on anyone who takes detrimental action against another person substantially in reprisal for that person making a public interest disclosure. These penalties also apply to cases where a person takes detrimental action against another because they believe or suspect the other person has made or may have made a public interest disclosure, even if they did not.

Detrimental action means action causing, comprising or involving any of the following:

- injury, damage or loss;
- intimidation or harassment;
- discrimination, disadvantage or adverse treatment in relation to employment;
- dismissal from, or prejudice in, employment;
- disciplinary proceedings.

A person who is found to have committed a reprisal offence may face criminal penalties such as imprisonment and/or fines and may be required to pay the victim damages for any loss suffered as a result of the detrimental action. Council officials taking detrimental action in reprisal is also a breach of Council's Code of Conduct which may result in disciplinary action. In the case of Councillors, such disciplinary action may be taken under the misconduct provisions of the *Local Government Act 1993* and may include suspension or disqualification from civic office.

It is important for staff and Councillors to understand the nature and limitations of the protection provided by the PID Act. The PID Act protects reporters from detrimental action being taken against them because they have made, or are believed to have made, a public interest disclosure. It does not protect reporters from disciplinary or other management action where *Council* has reasonable grounds to take such action.

a Responding to Allegations of Reprisal

If you believe that detrimental action has been or is being taken against you or someone else in reprisal for reporting wrongdoing, you should tell your supervisor, the Disclosures Coordinator or the General Manager immediately. In the case of an allegation of reprisal by the General Manager, you can alternatively report this to the Lord Mayor.

All supervisors must notify the Disclosures Coordinator or the General Manager if they suspect that reprisal against a staff member is occurring or has occurred, or if any such allegations are made to them. In the case of an allegation of reprisal by the General Manager, the Lord Mayor can alternatively be notified.

If Council becomes aware of or suspects that reprisal is being or has been taken against a person who has made a disclosure, Council will:

- assess the allegation of reprisal to decide whether the report should be treated as a public interest disclosure and whether the matter warrants investigation or if other action should be taken to resolve the issue;
- if the reprisal allegation warrants investigation, ensure this is conducted by a senior and experienced member of staff;
- if it is established that reprisal is occurring against someone who has made a report, take all steps possible to stop that activity and protect the reporter;
- take appropriate disciplinary action against anyone proven to have taken or threatened any action in reprisal for making a disclosure;
- refer any breach of Part 8 of Council's Code of Conduct (reprisal action) by a Councillor or the General Manager to the Office of Local Government;
- refer any evidence of an offence under Section 34 of the PID Act to the NSW Ombudsman, NSW ICAC or NSW Police Force.

If you allege reprisal, you will be kept informed of the progress and outcome of any investigation or other action taken in response to your allegation.

If you have reported wrongdoing and are experiencing reprisal which you believe is not being dealt with effectively, contact the Office of Local Government, the Ombudsman or the ICAC (depending on the type of wrongdoing you reported). Contact details for these investigating authorities are included at the end of this policy.

b Protection Against Civil and Criminal Liability

The person making a public interest disclosure, in relation to the making of the disclosure:

(a) does not incur civil liability, including liability for breaching a duty of secrecy or confidentiality or another restriction on disclosure applicable to the person, whether or not imposed by an Act, and

(b) does not incur criminal liability, including liability for breaching a law or code of conduct imposing a duty of confidentiality or other restriction in relation to the disclosure of information, and

(c) is not liable to disciplinary action.

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However, this protection does not extend to protect the reporter against liability for past conduct they themselves have undertaken.

14 Support for Those Reporting Wrongdoing

It takes courage to report wrongdoing, however support is available. Council offers a number of services that can help and support you if you have report wrongdoing.

Council Contact Officer

The PID reporter shall receive support from a dedicated contact officer nominated by the General Manager or Public Officer. The contact officer shall provide the PID reporter with information about Council's PID processes, updates on how Council is dealing with the report, address any concerns, and connect the PID reporter to relevant support options.

Independent Support – NSW Ombudsman

Independent support for PID reporters is available from the NSW Ombudsman. It can be accessed before or after they make an official PID report.

Council will provide PID reporters with details of the NSW Ombudsman's Whistleblower Support function and advise that they can contact the function if they feel that they:

- Could benefit from talking with an independent and impartial Ombudsman officer in a confidential environment about their experience and options
- Are not fully satisfied or comfortable with support being provided by Council in dealing with the report

The NSW Ombudsman's Whistleblower Support function is intended to complement, but not replace, the support Council provides to PID reporters.

Care Plans

The Disclosures Coordinator, in consultation with the Manager People and Culture, should put in place a care plan to manage any potential ongoing risk to the complainant. For example, if the complainant is currently required to interact directly with the respondent in the workplace, alternative arrangements may be put in place so that contact is avoided.

Employee Assistance Program

Staff and their immediate family members can access free confidential counselling or support at any time by contacting Lifeworks. Council has engaged lifeworks to provide the services of an Employee Assistance Program which includes independent and confidential professional support to employees and their immediate family members and offers individual face-to-face or telephone counselling. To make an appointment with TELUS Health, call 1300 361 008.

Access to support may also be available for other staff involved in the internal reporting process where appropriate. Reporters and other staff involved in the process can discuss their support options with the Disclosures Coordinator.

15 Sanctions for Making False or Misleading Statements

It is important all staff and Councillors are aware that it is a criminal offence under the PID Act to wilfully make a false or misleading statement when reporting wrongdoing. Such conduct may also be a breach of the Code of Conduct resulting in disciplinary action. In the case of Councillors, disciplinary action may be taken under the misconduct provisions of the *Local Government Act 1993* and may include suspension or disqualification from civic office.

16 The Rights of Persons the Subject of a Report

Council is committed to ensuring staff or Councillors who are the subject of a report of wrongdoing are treated fairly and reasonably. This includes keeping the identity of any person the subject of a report confidential, where this is practical and appropriate.

If you are the subject of the report, you will be advised of the allegations made against you at an appropriate time and before any adverse findings. At this time, you will be:

- advised of the details of the allegation;
- advised of your rights and obligations under the relevant related policies and procedures;
- kept informed about the progress of any investigation;
- given a reasonable opportunity to respond to any allegation made against you;
- told the outcome of any investigation, including any decision made about whether or not further action will be taken against you.

The fact of the allegations and any investigation will be kept confidential unless otherwise agreed to by the subject officer.

Being the subject of an allegation of wrongdoing can be particularly damaging to the wellbeing to the person subject to the report. Council offers a number of services that can help and support you if you subject to a report wrongdoing.

Care Plans

The Disclosures Coordinator should put in place a care plan to manage any potential ongoing welfare risks to the subject person.

Employee Assistance Program

Staff and their immediate family members can access free confidential counselling or support at any time by contacting Lifeworks. Council has engaged lifeworks to provide the services of an Employee Assistance Program which includes independent and confidential professional support to employees and their immediate family members and offers individual face-to-face or telephone counselling. To make an appointment with Lifeworks, call 1300 361 008.

17 Reporting and oversight of Council's compliance with the PID Act

External Reporting

Council must report on its obligations under the PID Act and provide statistical information about public interest disclosures in its annual report, and to the NSW Ombudsman every six months. The Professional Conduct Coordinator has the responsibility for reporting relevant information to the NSW Ombudsman.

Council shall include the following information in an annual return to the NSW Ombudsman in relation to each voluntary public interest disclosure received or dealt with by Council during the return period:

a) how Council received the disclosure, including the date on which it was received,

b) whether the disclosure was a purported public interest disclosure,

c) the nature of the serious wrongdoing the disclosure was about,

d) if applicable, the relationship between the maker of the disclosure and the Council official whose serious wrongdoing the disclosure was about,

e) whether the serious wrongdoing involved one Council official or more than one Council official,

f) action taken by Council to deal with the disclosure, including the date on which Council ceased to deal with the disclosure,

g) if Council investigated the serious wrongdoing—a description of the results of the investigation,

h) if applicable, the corrective action taken, proposed to be taken or recommended to be taken by Council.

Internal oversight

The Public Officer, as Council's Public Interest Disclosures Coordinator, has the opportunity to meet with Council's Audit Risk and Improvement Committee in a confidential session, in the absence of other staff. The Public Officer, without specifying details of any individual matter, may discuss any and all matters relating to Council's compliance with the *Public Interest Disclosures Act 2022*.

18 Roles and Responsibilities

a The Role of Council Staff and Councillors

Staff and Councillors play a key role in contributing to a workplace where known or suspected wrongdoing is reported and dealt with appropriately. All Council staff and Councillors are obliged to:

- report all known or suspected wrongdoing and support those who have made reports of wrongdoing;
- if requested, assist those dealing with the report, including supplying information on request, cooperating with any investigation and maintaining confidentiality;
- treat any staff member or person dealing with a report of wrongdoing with courtesy and respect;
- respect the rights of any person the subject of reports.

Staff and Councillors must not:

- make false or misleading reports of wrongdoing;
- victimise or harass anyone who has made a report.

Additionally, the behaviour of all Council staff and Councillors involved in the public interest disclosures must adhere to Wollongong City Council's Code of Conduct. A breach of the Code could result in disciplinary action.

b The Role of Wollongong City Council

Wollongong City Council has a responsibility to establish and maintain a working environment that encourages staff and Councillors to report wrongdoing and supports them when they do. This includes keeping the identity of reporters confidential where practical and appropriate, and taking steps to protect reporters from reprisal and manage workplace conflict.

Council will assess all reports of wrongdoing it receives and deal with them appropriately. Once wrongdoing has been reported, Council takes 'ownership' of the matter. This means it is up to Council to decide whether a report should be investigated, and if so, how it should be investigated and by whom. Council will deal with all reports of wrongdoing fairly and reasonably and respect the rights of any person the subject of a report.

To ensure Council complies with the PID Act and deals with all reports of wrongdoing properly, all staff and Councillors with roles outlined below and elsewhere in this policy will receive training on their responsibilities.

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c *Responsibilities of Key Positions*

General Manager

The General Manager has ultimate responsibility for maintaining the internal reporting system and workplace reporting culture, and ensuring Council complies with the PID Act. The General Manager can receive reports from staff, Councillors and other identified persons, and has a responsibility to:

- assess reports received by or referred to them, to determine whether or not the report should be treated as a public interest disclosure, and to decide how the report will be dealt with.
- deal with reports made under Council's Code of Conduct in accordance with Council's adopted Code of Conduct procedures;
- ensure there are strategies in place to support reporters, protect them from reprisal and manage workplace conflict that may arise in relation to a report;
- make decisions following any investigation or appoint an appropriate decision-maker;
- take appropriate remedial action where wrongdoing is substantiated, or systemic problems are identified;
- refer actual or suspected corrupt conduct to the New South Wales Independent Commission Against Corruption (**ICAC**);
- refer any evidence of a reprisal offence under section 34 of the PID Act to NSW Police or the ICAC.

Public Officer

This policy nominates the Public Officer as Council's Disclosures Coordinator. The Disclosures Coordinator has a vital role in Council's internal reporting system. The Disclosures Coordinator can receive and assess reports and is the primary point of contact in Council for the reporter. The Disclosures Coordinator has a responsibility to:

- assess reports to determine whether or not a report should be treated as a public interest disclosure, and to decide how each report will be dealt with (either under delegation or in consultation with the General Manager);
- deal with reports made under Council's Code of Conduct in accordance with Council's adopted Code of Conduct procedures;
- coordinate Council's response to a report;
- acknowledge reports and provide updates and feedback to the reporter;
- assess whether it is possible and appropriate to keep the reporter's identity confidential;
- assess and document the risk of reprisal and workplace conflict related to, or likely to arise out of a report, and develop strategies to manage any risk identified;
- where required, provide or coordinate support to individuals involved in the reporting or investigation process, including protecting the interests of any officer the subject of a report;
- ensure Council complies with the PID Act;
- provide annual returns to the NSW Ombudsman in accordance with section 78 of the PID Act.

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Manager People and Culture

The Manager People and Culture has been appointed as Council's (Alternate) Disclosures Coordinator. The Manager will assume the responsibilities of the Disclosures Coordinator outlined above during periods of absence of the Public Officer or as directed by the General Manager.

Disclosures Officers

Disclosures Officers are additional points of contact within the internal reporting system. They can provide advice about the system and the internal reporting policy, receive reports of wrongdoing, and assist individuals to make reports.

Disclosures Officers have a responsibility to:

- document in writing any reports received verbally, and have the document signed and dated by the reporter;
- make arrangements to ensure reporters can make reports privately and discreetly when requested, if necessary, away from the workplace.
- discuss with the reporter any concerns they may have about reprisal or workplace conflict;
- conduct preliminary assessment and forward reports to the Disclosures Coordinator or General Manager for full assessment.

Lord Mayor

The Lord Mayor can receive reports about the General Manager. Where the Lord Mayor receives such reports, the Lord Mayor has a responsibility to:

- assess the reports to determine whether or not they should be treated as a public interest disclosure, and to decide how they will be dealt with.
- deal with reports made under Council's Code of Conduct in accordance with Council's adopted Code of Conduct procedures;
- refer reports to an investigating authority, where appropriate;
- liaise with the Disclosures Coordinator to ensure there are strategies in place to support reporters, protect reporters from reprisal and manage workplace conflict that may arise in relation to a report;
- refer actual or suspected corrupt conduct to the ICAC;
- refer any evidence of a reprisal offence under section 34 of the PID Act to the NSW Ombudsman, NSW Police or the ICAC.

Supervisors

Supervisors who are not identified as Disclosure Officers still play a key role in managing the immediate workplace of those involved in or affected by the internal reporting process. Supervisors should be aware of the Public Interest Disclosures Policy and are responsible for creating a local work environment where staff are comfortable and confident about reporting wrongdoing. They have a responsibility to:

- encourage staff to report known or suspected wrongdoing within the organisation and support them when they do;
- identify reports made to them in the course of their work which could be public interest disclosures, and assist the staff member to make the report to an officer authorised to receive public interest disclosures under this policy;

- ensure that individuals who report suspected wrongdoing are assisted in making that report directly to a Disclosures Officer or the Disclosures Coordinator, to ensure protection from reprisal pursuant to the PID Act.
- implement local management strategies, in consultation with the Disclosures Coordinator, to minimise the risk of reprisal or workplace conflict in relation to a report;
- notify the Disclosures Coordinator or General Manager immediately if they believe a staff member is being subjected to reprisal as a result of reporting wrongdoing, or in the case of suspected reprisal by the General Manager, notify the Lord Mayor.

19 Training and Awareness

To ensure that Council creates a culture that facilitates the disclosure by council officials of serious wrongdoing within Council, a comprehensive and ongoing public interest disclosure training and awareness program will be implemented.

Refresher training will be provided at least every 3 years.

General awareness training

Council will ensure that all Council officials are made aware of the following:

a) how to make a voluntary public interest disclosure, and

b) the details of, and how to access, Council's Public Interest Disclosure policy, and

c) the fact a person who is dissatisfied with the way in which a voluntary public interest disclosure has been dealt with by Council may be entitled to take further action under the PID Act.

Council will do the following as soon as reasonably practicable after a new Council official is appointed to their role/functions:

a) give the Council official a copy of Council's Public Interest Disclosure policy,

b) direct the Council official to the page of Council's public website or intranet, on which Council's Public Interest Disclosure policy is published,

Responsible officers training

Council will ensure that the following Council officials are made aware of the official's responsibilities under the PID Act and Council's Public Interest Disclosure policy:

a) General Manager

b) Lord Mayor

c) Disclosure officers identified by Council as Disclosure Officers in accordance with this policy

d) Public Interest Disclosures Coordinator (and their alternate)

Council will ensure that any Council official appointed to an above-mentioned role will be given the relevant training within a reasonable time after the person is appointed to the role, however no later than 3 months after the person commences in the role.

20 More Information

More information around public interest disclosures is available on Council's intranet site. In addition, staff can also seek advice and guidance from the Disclosures Coordinator and the NSW Ombudsman's website at www.ombo.nsw.gov.au.

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21 Resources

The contact details for external oversight authorities that staff receive external and independent advice from are listed below.

For information about corrupt conduct:

Independent Commission Against Corruption (ICAC)

Phone: 02 8281 5999
Toll free: 1800 463 909
Email: icac@icac.nsw.gov.au
Web: www.icac.nsw.gov.au
Address: Level 7
255 Elizabeth Street
Sydney NSW 2000

For information about maladministration:

NSW Ombudsman

Phone: 02 9286 1000
Toll free: 1800 451 524
Email: nswombo@ombo.nsw.gov.au
Web: www.ombo.nsw.gov.au
Address: Level 24
580 George Street
Sydney NSW 2000

For information about breaches of the GIPA Act:

Information and Privacy Commissioner

Toll free: 1800 472 679
Email: ipcinfo@ipc.nsw.gov.au
Web: www.ipc.nsw.gov.au
Address: Level 17
201 Elizabeth Street
Sydney NSW 2000

For information about local councils:

Office of Local Government

Phone: 02 4428 4100
Email: olg@olg.nsw.gov.au
Web: www.olg.nsw.gov.au
Address: 5 O'Keefe Avenue
Nowra NSW 2541

For information about support for Whistleblowers:

NSW Ombudsman Whistleblower Support Team

Phone: 1800 716 766
Email: whistleblowersupport@ombo.nsw.gov.au
Web: https://www.ombo.nsw.gov.au/complaints/whistleblower-support

22 Legislative Requirements

The *Public Interest Disclosures (PID) Act 2022* (the PID Act) prescribes a framework for the disclosure and investigation of wrongdoing and maladministration in the public sector. Under section 42 of the PID Act, Wollongong City Council is required to have in place a policy and procedures for receiving, assessing and dealing with public interest disclosures (PIDs).

23 Review

This policy will be reviewed every three years from the date of each adoption of the policy, or more frequently as required.

Appendix A: Council staff positions identified as Disclosure Officers

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PUBLIC INTEREST DISCLOSURES — COUNCIL POLICY

APPROVAL AND REVIEW	
Responsible Division	Customer and Business Integrity
Date adopted by Council	18 September 2023
Date/s of previous adoptions	18/11/2019, 08/05/2017, 30/03/2015, 22/07/2013, 12/03/2012, 10/10/2011, 25/08/2008
Date of next review	18 September 2026

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APPENDIX A – COUNCIL STAFF POSITIONS IDENTIFIED AS DISCLOSURE OFFICERS

- General Manager
- Lord Mayor (to receive complaints about GM only)
- Directors
- Chief Financial Officer
- Chief Digital + Information Officer
- General Counsel
- Manager City Strategy
- Manager City Works
- Manager Commercial Operations + Property
- Manager Community Culture + Engagement
- Manager Customer + Business Integrity
- Manager Development Assessment + Certification
- Manager Infrastructure Strategy + Planning
- Manager Libraries + Community Facilities
- Manager Open Space + Environmental Services
- Manager People + Culture
- Manager Project Delivery
- Manager Regulation + Enforcement
- Manager Sport + Recreation
- Public Officer (also appointed as Council's PID Disclosures Coordinator)
- Governance + Risk Manager
- Employment Relations Manager
- City Culture + Activation Manager
- Commercial Business Manager
- Recreation Services Manager
- Social Infrastructure Manager
- Wollongong City Libraries Manager
- Waste + Resource Recovery Manager
- Civil Construction Manager
- City Maintenance Manager
- Design + Technical Services Manager
- Parks + Open Space Manager

Each of the above officers can be contacted by staff by all internal communication methods.

Other persons may contact the above listed officers by calling 4227 7111 and asking to speak to the relevant officer stating that the matter is confidential.

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ITEM 8 POST EXHIBITION - HILL 60 PORT KEMBLA CROWN RESERVE PLAN OF MANAGEMENT

On 6 May 2024, Council resolved to seek approval from the Department of Planning, Housing and Infrastructure – Crown Lands to exhibit the draft Plan of Management (draft PoM) for Hill 60 Crown Reserve (97344) for public comment. On 26 March 2025, Council received approval for the exhibition of the draft Plan of Management which occurred from 3 July 2025 to 1 September 2025 and resulted in 18 submissions being received.

The draft PoM sets out the framework for consideration of potential uses, development (including related potential leases or licences) as required under the *Crown Land Management Act 2016* for Crown community land. Decisions specific to the use, development and management of Hill 60 Crown Reserve, while needing to be consistent with the Plan of Management, are progressed through separate processes.

Following consideration of the submissions received, it is recommended that Council endorse an amended draft PoM (Attachment 3) and seek the Minister's consent to adopt the amended PoM under the *Crown Land Management Regulation 2018.*

RECOMMENDATION

1 The amended draft Plan of Management for Hill 60 Crown Reserve (97344) (Attachments 3 and 4), be endorsed and referred to the Department of Planning, Housing and Infrastructure – Crown Lands as a delegate for the Minister to obtain consent to adopt the amended Plan of Management under clause 70B of the *Crown Land Management Regulation 2018*.

2 If consent to adopt the Plan of Management for Hill 60 Crown Reserve (97344) is granted by Crown Lands, the General Manager be delegated authority to adopt the Plan of Management for Hill 60 Crown Reserve (97344) as approved under clause 70B of the *Crown Land Management Regulation 2018* pursuant to section 40 of the *Local Government Act 1993* and in accordance with section 3.23(6) of the *Crown Land Management Act 2016*.

3 Once adopted, a copy of the adopted Plan of Management be forwarded to the Department of Planning, Housing, and Infrastructure – Crown Lands and placed on Council's website.

REPORT AUTHORISATIONS

Report of: David Fitzgibbon, Manager City Strategy (Acting)
Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

1 Plan of Management Area Map
2 Summary of Submissions
3 Amended draft Plan of Management for Hill 60 Reserve (97344) Document
4 Amended draft Plan of Management for Hill 60 Reserve (97344) Appendix Document

ACRONYMS USED IN REPORT

Abbreviation	Meaning
Government	
Crown Lands	Department of Planning, Housing and Infrastructure – Crown Lands
DCCEEW	NSW Department of Climate Change, Energy, the Environment and Water
DPHI	NSW Department of Planning, Housing and Infrastructure
LGA	Local Government Area

Abbreviation	Meaning
Legislation	
ALR Act	Aboriginal Land Rights Act 1983
CLM Act	Crown Land Management Act 2016
EP&A Act	Environmental Planning and Assessment Act 1979
Heritage Act	Heritage Act 1977 (NSW)
LG Act	Local Government Act 1993 (NSW)
NPW Act	National Parks and Wildlife Act 1974 (NSW)
NT Act	Native Title Act 1993 (Federal legislation)
Plans, Permits, Approvals (Applicable Act)	
AHIP	Aboriginal Heritage Impact Permit (NPW Act)
CMP	Conservation Management Plan (Heritage Act) (NPW Act)
LEP	Wollongong Local Environmental Plan 2009 (EP&A Act)
PoM	Plan of Management (LG Act)
SEPP	State Environmental Planning Policy (EP&A Act)

BACKGROUND

Hill 60 Crown Reserve PoM Area

Hill 60 Crown Reserve Number 97344 is located on the headland at Hill 60 in Port Kembla (Attachment 1). The Reserve was gazetted on 6 July 1984 for the purpose of Public Recreation. The Reserve consists of three lots – Lots 1, 3 DP 531524 and Lot 1 DP 614555. The Reserve includes the pathway to Fisherman's Beach but does not include the sandy beach area subject to wave action. The PoM area is accessed via Military Road and Gloucester Boulevard by vehicle and by the Ngaraba-Aan Cultural Trail on foot.

The Reserve is zoned RE1 Public Recreation under the Wollongong Local Environment Plan (LEP) 2009. The PoM area does not include the small portion of Council owned community land (Lot 3 DP 86079) adjoining Gloucester Boulevard. This land is separately covered under Council's Community Land Plan of Management 2022.

Plan of Management (PoM)

A PoM guides management, development, and use of a Crown Reserve in accordance with its public purpose or purposes. The application of community land categories available under the Local Government Act 1993 (i.e. park, sportsground, general community use, natural area, and area of cultural significance) sets core objectives to further inform uses and leasing / licencing activities.

A PoM also nominates permissible uses and developments which are consistent with the reserve purpose(s) and the community land category. Other processes are in place to consider specific decisions that relate to the future development or use of reserves. The preparation of a PoM for community land is an additional requirement that does not apply to privately owned land. Any development proposals on community land (as on privately owned land) need to be permissible through the land zoning land use table of the Wollongong LEP 2009, or through a State Environmental Planning Policy.

A use being permissible under a PoM, does not commit Council to any development or investment in a particular Crown reserve or Council owned community land area, but it enables consideration of the identified possible uses, developments and related possible tenures subject to relevant processes. A PoM is not intended to pre-empt future considerations of Council in relation to the allocation of resources.

Council Resolution of 6 May 2024 – Draft Plan of Management for Hil 60 Crown Reserve (97344)

On 6 May 2024 Council considered a report on the draft Plan of Management for Hill 60 Crown Reserve (97344). The Draft PoM includes the following five (5) aims-

1 To demonstrate legislative compliance with the PoM making provisions of the CLM Act 2016.

2 To set the framework for management and use of the reserve (by Council and by others) to be compliant with any applicable legislation that may apply to any PoM permitted future uses, developments and activities including issuing tenure agreements.

3 To continue to implement the Hill 60 Landscape Masterplan into the future so that more people know that this recreational land -

- Has cultural significance for Aboriginal people for its past, present and future.
- Has an extensive network of built forms from the WWII era.
- Supports terrestrial and marine intertidal biodiversity values including native vegetation, beach and rocky shores.
- Provides potential habitat for a range of native terrestrial and marine flora and fauna species, including threatened species.

4 To make the public aware that the area presents real hazards that are to be managed by the individual visitors to the reserve by their own choices related to their own actions because –

- Hill 60 is a place where 6 rock fishers have drowned between 2021 and 2024.
- Fishermans Beach is not a patrolled beach.
- There is no development consent or licence agreement for use of the glider take-off point on the headland or for the landing area at Fisherman's Beach. This is in contrast to the way this use is regulated by Council at Bald Hill Lookout and Bell's Point in Austinmer.
- Council has attempted to close the entrance to the military tunnels because it is not safe for the public to enter the tunnels in their current state.

5 To make people aware the area has environmental values that support frog habitat, native vegetation and biodiversity. Council supports these values by the current practices of -

- Weed management – by aerial and other methods.
- Involving the Aboriginal community in developing and implementing Vegetation Management Plans for areas that are of cultural significance to their community.
- Careful and deliberate application of Asset Protection Zones for existing Council assets on the land that seek to address bushfire mitigation in a way that will have least impact on biodiversity and Aboriginal cultural values.

Council resolved that:

1 The draft Plan of Management for Hill 60 Crown Reserve, Port Kembla be referred to the NSW Department of Planning, Housing and Infrastructure –Crown Lands:

a As the landowner, as required by section 39 of the Local Government Act 1993

b For Ministerial consent to exhibit the draft Plan of Management as required by clause 70B of the Crown Land Management Regulation 2018; and

2 Following the receipt of approval by the NSW Department of Planning, Housing and Infrastructure – Crown Lands as landowner and the Minister's consent, the draft Plan of Management for Hill 60 Crown Reserve be exhibited for a minimum period of 42 days.

3 *A further report be submitted to Council on the community feedback received following the exhibition period*.

On 7 June 2024, the Draft Plan of Management for Hill 60 Crown Reserve (97344) was referred to Crown Lands as resolved by Council as noted above.

Hill 60 Landscape Master Plan

As noted by draft PoM Aim 3, implementing the Hill 60 Landscape Master Plan will continue as legislative approvals allow and resources are allocated through separate processes into the future.

The Landscape Master Plan applies to a much larger coastal area – extending to MM beach to the north and along the coastal edge near (but not including) the Port Kembla Pool to the south. An important Headland Precinct Accessible Viewing Project was completed in the PoM area by December 2024 in line with legislative approvals granted in 2021.

Accessible Viewing Area Project – Hill 60 Landscape Masterplan Implementation within the PoM Area

Council worked with the community and completed the following improvements by December 2024:

- Rebuilding the existing access road and carpark to create a new accessible viewing area with pedestrian access and accessible car parking.
- New kerbs and equal access footway connections up to the new high quality concrete viewing area, along with new safety railings around the viewing area and new bench seating.
- The large, pedestrian-friendly viewing area celebrates the expansive views of Fishermans Beach and the Five Islands and the rich history of the site with new interpretative signage and artwork created collaboratively.
    - The signage includes QR codes linking visitor smart phones to the Illawarra Stories website where stories told by Aboriginal Traditional Owners, custodians and knowledge holders connected to Hill 60 have been compiled to be easily shared.
    - The artwork “Hill 60 Dreaming’ by Uncle Steven Russell offers another view of the story of this significant headland and is a key feature of the viewing area.

Legislative Approvals to Implement the Hill 60 Landscape Master Plan

The Landscape Master Plan works completed in 2024 were undertaken in accordance with approvals granted in 2021. These 2021 approvals – an Aboriginal Heritage Impact Permit (AHIP) and a Heritage Act 1977 approval – are both conditioned by the Hill 60 Conservation Management Plan as approved by the Department of Climate Change, Energy, the Environment and Water – Heritage NSW. The Conservation Management Plan sets conservation policies and procedures to protect both the area’s Aboriginal and non-Aboriginal cultural and heritage values. During the exhibition period, DCCEEW supported the plan of management. This support is discussed later in the report.

Existing and new possible tenures, uses and developments under the PoM

Under the draft PoM, Council can consider granting tenures over the land for existing and future Master Plan related uses and developments, subject to compliance to all applicable legislation. Existing tenures include the Marine Rescue – Port Kembla Licence and the use of some of the PoM area for Illawarra Triathlon Club events 1 day a month during the triathlon season.

Some possible future licences through the PoM are listed below -

- Granting a licence for a future coffee van or mobile food truck in a dedicated parking spot.
- If there were appropriate short term filming proposals, it would be possible to consider granting a licence under the PoM, subject to legislative compliance.
    - Appropriate or suitable filming which has minimal impact upon the environment and locality.
    - Consultation with the Aboriginal community would be part of Council’s assessment of “suitable” filming.
- Consistent with Council requirements for hang gliding and para gliding at Bald Hill, the draft PoM requires gliding activities to obtain development consent and a licence agreement.
- Granting a licence for appropriate adaptive re-use of the military tunnels – pending further investigations regarding make safe options and other processes of Council.
    - Periodic use for heritage tours or filming related to historic or cultural values is suggested as in keeping with the special limitations on the land.

- Using the tunnels for a more intensive, regular use (for example recreational or tourist related use) would need to be sympathetic to the area's protected status under the National Parks and Wildlife Act 1974 and the Heritage Act 1977 and the Crown Reserve's Public Recreation purpose.
    - Until further investigations and other processes of Council are undertaken that result in a detailed adaptive re-use proposal to assess for legislative compliance, it is not possible to determine what adaptive re-use may occur on site in specific terms.
    - It would also be contingent on Council's ability to secure resources to progress and assess potential adaptive re uses.

Legislative compliance

Legislative compliance is an ongoing complex matter dependent on the location and type of activity or development or proposed tenure. The legislation which applies to land under the draft PoM includes, but is not limited to -

- *The Native Title Act 1993 (Commonwealth Legislation).*
- *The NSW Aboriginal Land Rights Act 1983.*
- *The NSW Local Government Act 1993.*
- *The National Parks and Wildlife Act 1974.*
- *The Heritage Act 1977.*
- *The Environmental Planning and Assessment Act 1979.*
- *Wollongong LEP 2009.*

For any possible use, development, management strategy or tenure under the draft PoM, it is only permissible to the extent that legislative compliance can be demonstrated.

Review by Crown Lands – Authority to Exhibit – Inclusion of May 2025 Gazettal in PoM

The review of the draft plan by Crown Lands occurred between June 2024 and March 2025. In March 2025, Crown Lands issued authority to exhibit the draft PoM with a requirement to include a planned Departmental gazettal of an "additional reserve purpose". On 23 May 2025 the Minister for Lands and Property gazetted an additional reserve purpose "Community Purposes" pursuant to section 2.14 of the Crown Land Management Act 2016 to the existing Marine Rescue – Port Kembla licence area. This additional purpose enables Council to consider granting a new tenure agreement to Marine Rescue under the draft Plan of Management. The "public recreation" public purpose remains across the entire Crown reserve, hence "Community Purposes" is the "additional" public purpose in terms of the CLM Act 2016.

The draft PoM was exhibited from 3 July 2025 to 1 September 2025 (60 days). The exhibition process resulted in 18 submissions (1 Government Department, 2 Community Organisations and 15 individuals). The sentiment from submissions included support for the PoM and suggestions for improvements within the area (which were outside the scope of the PoM).

The Consultation and Communication section of this report describes the steps taken to obtain the community's views on the draft PoM documents. The Proposal section of this report addresses how the community feedback was considered.

PROPOSAL

This report details the results of the public exhibition and comment period for the draft PoM and proposes to make minor updates to the exhibited draft PoM following staff's consideration of feedback received on the draft PoM documents. Generally speaking, the draft PoM was supported so only minor updates are proposed in response to the community's feedback. A Summary of Submissions document (Attachment 2) provides more details regarding each submission received by Council on the plan of management.

This section of the report provides a broad summary starting with the feedback provided by the DCCEEW who play an integral role in supporting the protection, conservation and management of both Aboriginal cultural heritage and environmental heritage through their administration of the Heritage Act 1977 and key parts of the National Parks and Wildlife Act 1974.

Department of Climate Change, Energy, the Environment and Water – Heritage NSW

DCCEEW identified the area's cultural and natural values and Council's existing approved plans (the Landscape Masterplan, Vegetation Management Plan, Conservation Management Plan and Aboriginal Heritage Impact Permit for example) when stating "*we have no major concerns with the draft plan".* DCCEEW also noted the requirement for actions under the plan to be consistent with the CMP and AHIP and the process for amending these, if necessary, in the future.

Response:

The PoM as exhibited permits possible activities, developments and related tenures only to the extent legislative compliance can be obtained. Reference to the existing 2021 approvals are made throughout the document, and the PoM appendix includes many extracts from the CMP document. An additional reference to the Heritage Act 1977 on page 9 has been added as shown in yellow highlight in the Updated draft Plan of Management for Hill 60 Reserve (97344) Document (Attachment 3).

Community Organisations

The *Illawarra Triathlon Club* requested that Council consider updating the Plan of Management with more information regarding the most current development consent for the seasonal triathlon events run by the organisation and asking for clarification on how best to meet requirements in relation to having a booking and a licence for the use of the area (conditions 8 and 9 of development consent DA-2015/1106/E) in the future under the plan of management.

Response:

Use of the PoM area is to comply with the PoM and any applicable legislative approvals such as DA-2015/1106/E for Triathlon events within the PoM area. Additional explanatory text has been added as shown in yellow highlight on page 29 to provide clarification on the matters raised by the club, providing options to consider subject to separate processes of Council that enable the same limited triathlon event use, but through either an annual licence or a longer tenure term. Currently, the Club enters into a Section 2.20 CLM Act Licence annually before the start of the season. A longer tenure term for same seasonal use could be considered.

Neighbourhood Forum 7 provided feedback that the draft Plan of Management lacked detail on WWII Military era assets with PoM area and more conservation actions were required to safeguard WWII era assets within the PoM area and along the larger Hill 60 precinct.

Response:

The Hill 60 Conservation Management Plan is a comprehensive document guiding asset management within the larger Hill 60 precinct that includes the State Heritage Register Listed Hill 60 / Illowra Battery (SHR 01492). Through the 600-page CMP all types of cultural and heritage values are protected including WWII military era improvements above and below ground. The CMP is the appropriate document to address the conservation of the area's heritage assets and is referenced in the PoM.

Individual Submissions

Council received fifteen (15) submissions from individuals. Each individual submission is provided in more detail in the Summary of Submissions (Attachment 2) to this report. Individuals were supportive of Council recent improvements on the headland (accessible viewing platform project), desired more improvements to continue in keeping with the 2015 Hill 60 Landscape Master Plan and many appreciated that the area had natural environmental attributes to retain, particularly Fishermans Beach. More walking and cycling trail improvements were desired over more car related improvements by some submitters.

Through all the submissions received, it was clear the community values Hill 60 and wants to continue working together to care for this significant area, telling its story and appreciating its coastal environment by continued implementation of the Hill 60 Landscape Masterplan, in accordance with the CMP. Many mentioned creating a way to have safe public access to the tunnels as a priority.

Response:

No changes to the PoM have been proposed in relation to individual submissions as generally speaking the PoM permits improvements requested in individual submissions, subject to other processes of Council. A PoM does not allocate Council resources.

The updated Draft Plan of Management (Attachment 3) and the updated Draft PoM Appendix document (Attachment 4) use highlighted yellow text to show where changes are proposed in light of consideration of the results of the public exhibition and comment period.

Some changes proposed have been made to reflect Council's adoption of Our Wollongong Our Future 2035 goals instead of Our Wollongong Our Future 2025 goals and to make other similar updates to referenced Council policies. Corrections in relation to formatting, grammar, spelling and how the existing development consent for triathlon activities is referenced have been proposed.

None of the proposed amendments change the aims or intent of the plan of management from what was exhibited. The community land categories applied to the land remain as exhibited, noting that the majority of the plan of management area remains categorised as an area of cultural significance. The draft plan of management as amended in Attachments 3 and 4 is suitable for consideration for referral back to Crown Lands and adoption as per the recommendations section of this report.

CONSULTATION AND COMMUNICATION

Council carried out a variety of engagement activities as described below:

- Let's Talk Project Engagement Page was live on 3 July 2025. Information on the Draft Hill 60 Crown Reserve Plan of Management was available through to 1 September 2025. There were 867 visitors to the project page and 388 documents were downloaded by visitors.
- On site Let's Talk Pop Up Event on 17 July 2025 11:30 am – 1:30 pm. 34 people attended.
- Email and Letter Notices (with a combined total of 2,100) were sent to stakeholders including -
    - Adjoining property owners, Neighbourhood Forums and Let's Talk Online Registered participants with interest in the southern suburbs.
    - Applicants of the South Coast Native Title Claimants via NTSCORP.
    - Registered Aboriginal Parties to the Hill 60 Landscape Master Plan AHIP.
    - NSW Aboriginal Land Council and Illawarra Local Aboriginal Land Council.
    - Chief Executive of Office of Environment and Heritage - Local Government Act 1993 36D(3)(d)(i).
    - Current license holders within the PoM area (NSW Marine Rescue – Port Kembla and Illawarra Triathlon Club Inc).
- Notice *published in the Illawarra Mercury Council Update.*

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 2 – "We have well planned, connected and liveable places." It specifically delivers on the following:

Community Strategic Plan 2035		Delivery Program 2025-2029
Strategy		Service
2.1	Urban areas are planned and well maintained to provide a healthy and safe environment for our community to live, work and play.	Land Use Planning

RISK MANAGEMENT

The CLM Act requires Council to prepare a new PoM for Council managed Crown Reserves. The PoM will guide future uses of the Hill 60 headland and enable Council to issue tenures in accordance with the PoM for periods greater than 12 months subject to separate processes of Council.

FINANCIAL IMPLICATIONS

The PoM permits certain uses, activities and developments subject to meeting relevant legislative requirements and Council policies but does not in itself create new commitment or financial obligations on Council. The cost of developing the draft PoM was part of existing operational budgets within Council.

CONCLUSION

The draft Hill 60 Crown Reserve Plan of Management has been exhibited for public comment. Minor changes are proposed to the draft PoM that do not require further public exhibition. The Plan of Management acknowledges Council's careful measured commitment to safeguarding this significant headland while continuing to progress the Hill 60 Landscape Master Plan cooperatively with the community into the future.

Attachment 1 – Hill 60 Crown Reserve (97344) Plan of Management Area Map



Attachment 2 Summary of Submissions (18) – Draft Hill 60 Crown Reserve Plan of Management

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Table 1 Online Survey Submissions – Let's Talk Engagement Page

	Table 1 – Online Survey Submissions – Let's Talk Engagement Web page			**Table 1 Total: 10**
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply
1.	Resident of Port Kembla Decade Born: 1960-1969	The overall work that has taken place on Hill 60 Reserve is very pleasing to the eye! The carpark is great. The fences fantastic. It's great to see where the tunnels are and people can walk down to them still but not enter because they could be dangerous to leave open as sometimes there were puddles of water and glass everywhere so wasn't very pleasant to go inside. Thanks for leaving the barbeques and picnic tables. It's a pleasant place to meet up with friends. Hill 60 is an awesome place to check the ocean, surf, get the wind in your hair and for generally enjoying our beautiful Port Kembla!	Support	No change to the PoM proposed. Thank you for your support of Council's management of Hill 60.
2.	Resident West Wollongong 1940-1949	I'm not all that familiar with Hill 60 and the immediate area but from what I know Council would appear to be on the right track.	Support	No change to the PoM proposed. Thank you for your support of Council's management of Hill 60.

	Table 1 – Online Survey Submissions – Let's Talk Engagement Web page			**Table 1 Total: 10**
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply
3.	Resident Wollongong 1960-1969	Looks good. I would love to see foot traffic to the top of Hill 60 facilitated rather than people driving up. A stepped footpath from the reserve on Gloucester Blvd (across from the primary school) winding up through the bush to the summit of Hill 60 would be amazing. I'm sure it would attract tourists and become a regular exercise path for locals. It would be such an asset. Mindful of the cultural importance of this site to the local Aboriginal community, their support and involvement in this initiative would of course be required.	Support Suggested Future Improvement - a stepped footpath from Gloucester Blvd to the summit of Hill 60	No change to the PoM proposed. Thank you for your support of Council's management of Hill 60. The PoM permits the implementation of the 2015 Landscape Master Plan as resources are allocated over time (like including a project in the Delivery Program and Operational Plan | City of Wollongong) and as obtained legislative approvals (like the 2021 AHIP and Heritage Act 1977 approvals) permit.
4.	Resident Coniston 1960 – 1969	The upper viewing building near the old helipad is very popular for whale and dolphin watching and also for interstate and overseas visitors but the amazing views of the lake, sea, mountains are being obscured more and more by overgrown trees. I even know of one businessman who sold up everything and retired to port Kembla from inland NSW because of the views. Whilst the lower viewing platforms are adequate, they are primarily for sea views whilst the upper platform is 360 degrees of amazing Illawarra. I also would like to mention that there is only 1 disability parking space which is often used by cars with NO Disability parking permit.	Views Disability Accessible Parking	No change to the PoM proposed. Hill 60 supports terrestrial and marine intertidal biodiversity values including native vegetation, beach and rocky shores and provides potential habitat for a range of native terrestrial and marine flora and fauna species, including threatened species. Parking issues during business hours can be reported to Council on 4227

	Table 1 – Online Survey Submissions – Let's Talk Engagement Web page			**Table 1 Total: 10**
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply
				7111. Parking issues at any time can be reported on line Traffic and Parking Issues | City of Wollongong
5.	Resident Port Kembla 1950-1959	I fully support the public amenities and access improvements to Hill 60, thank you WCC. I would also like to request that the Ngaraba-aan Trail be extended and maintained, atm the area between the Seniors High School and the Hill 60 carpark, the trail passes through the Banksia scrub, 10 years ago it was a lovely walk through this small piece of natural coastal bush, now it is impassible with lantana, as is the trail behind the dunes past the Warrawong Industrial precinct to the Windang intersection mentioned on the map. I think there is scope to request for a new WCC Bush care group dedicated to Hill 60's natural areas, and particularly maintaining the Ngaraba-aan Trail, they would need either Council or contractors to clear the path and then formulate a volunteer group to assist maintaining this Cultural and recreational track. I want to stress, please use of suitable, local indigenous species in the 'native plantings' mentioned, no more Norfolk Pines, Wollongong has some wonderful trees and plants, please show them off.	Support Suggested future Improvement: extend the Ngaraba-aan Trail and maintain it	No change to the PoM proposed. Natural Areas management is permitted in the PoM as per legislative approvals (same as other Master Plan improvements). A PoM does not allocate the resources to undertake these projects. Thank you for your support of Council's management of Hill 60. Council actively manages 286 hectares of natural areas with 68 volunteer groups contributing efforts to Bushcare, Dunecare and Fiready programs (Delivery Program and Operational Plan | City of Wollongong)
6.	Resident Woonona East	The plan is certainly a step forward in raising community awareness and developing a strategy for the use and enjoyment of a unique local landmark. The indigenous relevance, the military aspects and the unique geomorphological elements make this a very special site. Please upgrade access to the tunnels - this should be a site for field work for students at Stage 5 History level. I suspect if done well, schools will visit from far afield for combined Geography and History	Support Suggested Future improvement –	No change to the PoM proposed. The PoM permits improvements to the tunnels, but only to the extent that

	Table 1 – Online Survey Submissions – Let's Talk Engagement Web page			**Table 1 Total: 10**
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply
	1950 – 1959	excursions. Ideally a maintained track from military road through to the northern point of fisherman's beach would add to the attraction.	make the tunnels safe for student educational opportunities	applicable legislative approvals can be obtained. A PoM does not allocate the resources to undertake these projects. The Delivery Program and Operational Plan | City of Wollongong) is updated annually and explains what Council programs and projects are planned to achieve the goals of the Our-Wollongong-Our-Future-2035-Community-Strategic-Plan.pdf. Thank you for your support of Council's management of Hill 60.
7.	Resident Port Kembla 1950-1959	It is great to see progress being made on the future of Hill 60 however this plan follows the 2015 Master plan which follows the 2000 Conservation Plan of Management which was redone around 2019. Unfortunately, other than for some basic work little has been done to make Hill 60 a place to encourage visitors and tourists. In my view the plan is limited in vision and areas that could be considered includes a board walk along the Gnaraba-aan trail, more information on the tunnels which is surprising that after so long nothing has progressed and a mobile coffee van at MM beach which enjoys a constant stream of walkers and visitors. The report notes the need for tree trimming to maintain the view and this is encouraged. Further Hill 60 has poor promotion at this stage which is understandable given the current state of play but with construction of a board	Support recent capital works Suggested Future improvement – do more to encourage visitors and tourists – facilitate foot traffic with a board walk along Ngaraba-aan	No change to the PoM is proposed. Thank you for your support of recently completed capital works at Hill 60. The PoM permits improvements to the tunnels, and other Hill 60 Master Plan improvements (including a potential coffee van in the headland precinct), but only to the extent that applicable

	Table 1 – Online Survey Submissions – Let's Talk Engagement Web page			**Table 1 Total: 10**
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply
		walk, opening of the tunnels and other beautification projects it will be an asset for the Wollongong	Trail & Open Tunnels soon.	legislative approvals can be obtained. A PoM does not allocate the resources to undertake these projects.
8.	Resident Port Kembla 1950 – 1959	I would like to see the removal of the introduced biota and lantana scrub that is invading the area from the driveway that leads to Fishermans Beach and travelling north to the northern end of MM beach inclusive	Better Natural Areas management. Remove lantana scrub	No Change to PoM is proposed. Natural Areas management is permitted in the PoM as per legislative approvals (same as other Master Plan improvements). A PoM does not allocate the resources to undertake these projects.
9.	Resident Warrawong 1960 – 1969	Controlled burning of lantana is essential to remove non-native plants, promote growth of native vegetation and prevent uncontrolled fires in the future. This is a must do as a form of regular maintenance. Clearing of non-combustible rubbish is also made easier after burning undergrowth.	Better Natural Areas management – do controlled burning of lantana on a routine basis.	No Change to PoM is proposed. Natural Areas management is permitted in the PoM as per legislative approvals (same as other Master Plan improvements). A PoM does not allocate the resources to undertake these projects.
10.	Resident Port Kembla 1980 – 1989	There is no mention of encouraging bikes or active transport. With the rise in popularity of e-bikes making these otherwise 'challenging hills' accessible, some strategically placed bike racks in and around Hill 60, Fisherman's Beach, and MM Beach would be encouraging people to ride rather than drive.	Encourage bike or active transport at Hill 60.	Yes, PoM Appendix has been updated to include the Wollongong-Transport-Strategy-2025-2035.pdf adopted by Council on 15 Sept 2025. It supports active

	Table 1 – Online Survey Submissions – Let's Talk Engagement Web page			Table 1 Total: 10
No.	Submitter	Online Survey Submission	Themes	Change PoM / Council Reply
				transport across the Local Government Area.

Table 2 On Site Event Submissions- Let's Talk Pop Up Event - 17 July 2025

	Table 2 – On Site Event Submissions – Let's Talk Pop Up Event - 17 July 2025 11:30 am – 1:30 pm			Table 2 Total: 3
No.	Submitter Suburb Decade born	Submitters either completed a hard copy survey during the event or took a hard copy survey away to complete. 35 people attended over the 2-hour Pop Up Event	Themes Present	Change PoM / Council Reply
1.	Resident Suburb not provided 1990 - 1999	I think this Hill 60 should be kept as an all-environmental place. Respecting the land and its history.	Environmental Value of Hill 60	No change in PoM is proposed. The aims of the PoM include its environmental values.
2.	Resident Suburb not provided 1990 – 1999	More Information and even guided tours so the community knows more about our past.	Learn more about the past history of Hill 60. Suggested Future improvement – guided tours and more information on site	No change in PoM is proposed. The PoM permits these types of activities, subject to other processes of Council and to the extent legislative approvals could be obtained. A PoM does not allocate the resources to undertake these projects.

	Table 2 – On Site Event Submissions – Let's Talk Pop Up Event - 17 July 2025 11:30 am – 1:30 pm			**Table 2 Total: 3**
No.	Submitter Suburb Decade born	Submitters either completed a hard copy survey during the event or took a hard copy survey away to complete. 35 people attended over the 2-hour Pop Up Event	Themes Present	Change PoM / Council Reply
3.	Resident Mount Ousley 1940 – 1949 Resident Mount Ousley 1940 – 1949 Cont.	I believe from the Battery adjacent to the Port Authority Headquarters to the tip of Red Point should be considered as one precinct. Any further clearing of vegetation on Hill 60 should be limited to the 'control' of lantana and bitou bush. Anyone who has seen illustrations of ANZAC Cove would realise the similarity in appearance of Fisherman's Beach so we should limit changes to this landscape. It is vital that Fisherman's Beach remain free from further development. By its nature, Hill 60 is a naturally very breezy spot where summer nor'easters after midday are too strong for comfortable picnicking, so I don't believe there is a need for additional facilities. Hang gliding and paragliding could be increased at Hill 60 I nominate Boiler Point as having the best potential for future development (as it is not exposed to the southerlies as much as Hill 60 summit and looking at pre-WWII aerial photos, the only sign of occupation appears to be a now partially buried concrete block house. Part of the present level grassed areas adjacent to the vehicular entry could provide the necessary additional parking. I believe the [community land category] of cultural significance should remain unchanged though entry to the "tunnel complex" is a vexing issue. I first went into the tunnels as a teenager in 1961 and I have taken my grandchildren through recently. I saw 3 graffiti artists arrive and enter the tunnels on 17 July. It would be disappointing if public access to the tunnels was to be permanently denied so I suggest that a turnstile be installed similar to the one at the entry point to the	Plan for a larger area – the Hill 60 Precinct, not the headland only. Suggested Future Improvements – Open Tunnels and install a turnstile similar to the one at the entry point to the eastern breakwater – with electronic controls Increase hang gliding and paragliding activity Make improvements in areas that are not subject to the southerlies Limit changes to landscape – keep Fisherman's Beach like Anzac cove – Limit clearing of vegetation on Hill 60 to the 'control' of	No change in PoM in the PoM is proposed. The Hill 60 Landscape Master Plan itself covers the larger Hill 60 precinct. The Hill 60 Conservation Management Plan addresses the same larger area. Additionally, the foreshore along MM beach is a devolved Crown reserve and the Crown Land Management Act 2016 does not permit Council to prepare a plan of management over devolved Crown land. The Plan of Management does not apply to the sandy beach area of Fisherman's Beach. The PoM applies to the boundaries of Crown reserve 97344. The PoM permits improvements that are consistent with the Hill 60 Master Plan, such as opening the tunnels - to the

	Table 2 – On Site Event Submissions – Let's Talk Pop Up Event - 17 July 2025 11:30 am – 1:30 pm			**Table 2 Total: 3**
No.	Submitter Suburb Decade born	Submitters either completed a hard copy survey during the event or took a hard copy survey away to complete. 35 people attended over the 2-hour Pop Up Event	Themes Present	Change PoM / Council Reply
	Resident Mount Ousley 1940 – 1949 Cont.	eastern breakwater and that it be electronically controlled remotely from the Marine Rescue base above so that while the base is unmanned the turnstile is locked. I acknowledge that this would not provide total control as I have seen the heavy-duty cyclone mesh on the breakwater turnstile cage cut by fishers determined to get across the breakwall regardless of weather conditions. In the larger precinct area, consider: • placing one of two 3.7" heavy anti-aircraft guns (that are currently in a residential area in Bowenfels near Lithgow - picture of structures provided) to the empty artillery platform [at Heritage Park] as added tourist attraction. Newcastle has Fort Scratchley and La Perouse has Bare Island Fort. At Bowenfels, it does not seem very popular with Tourist so contact the Council and ask about relocating one. • Along MM Beach/Gloucester Blvd – as part of the Bitou Bush control regime, plant Cabbage (Livistona) palms at intervals to enhance the land/beach scape.	lantana and bitou bush Install a 3.7" heavy anti-aircraft gun to the empty artillery platform [at Heritage Park] as a tourist attraction. Plant cabbage palms along MM beach	extent that legislative approvals can be obtained and subject to other processes of Council. A PoM does not allocate the resources to undertake these projects.

Table 3 Email or Letter Submissions

	Table 3 – Emails / Letters Submissions			**Table 3 Total: 5**
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply
1	Resident Port Kembla Email	As a resident of Port Kembla (2505) and a frequent visitor to Fisherman's Beach, I feel strongly about preserving the untouched beauty of this very special area. Fisherman's Beach holds deep cultural and emotional value for locals like myself. Its raw, unspoiled landscape is rare and deserves protection. I appreciate the efforts being made to enhance access and honour its history, but I want to advocate for a minimal, respectful approach to change — one that lets the natural character of the area remain front and centre. I respectfully submit the following suggestions: 🌿 **Preserve the Natural Landscape** Please avoid major infrastructure near Fisherman's Beach. Soft footpaths, timber stairs, and minimal signage are more than enough. Let's keep the rugged, coastal energy that makes this place so unique.	Protect Fisherman's Beach Environmental Values – flora and fauna - no cafes or restaurants - natural looking signage if a necessity – Create more awareness of environment Involve the community more	Community land categories are applied to community land through a plan of management to guide the use of the land, these categories are described and mapped in the PoM. Page 19 states the following: **"*Area of Cultural Significance*** *(Brown Shading):* *Applies to Ngaraba-aan trails, native vegetation areas, frog habitat, military tunnels currently closed to the public due to risk to public safety and coastal rock platform to the west.* ***Park (Green Shading)**: applies to the car parks, planned stage 1 Master Plan viewing platform, current and future public toilets, future potential mobile food van or mobile small kiosk, hang*
1	Resident Port Kembla Email Cont.	💦 **Install Discreet Water Taps** One addition I do support is the installation of simple water taps — low-profile and placed near access points — so that visitors can refill water bottles or rinse off sand. This would improve usability without disturbing the vibe. 🚫 **Avoid Commercialisation** I urge Council to reject any proposals for cafés, kiosks, or commercial operations near Fisherman's Beach. This area is sacred in its stillness. Locals value it as a quiet escape, not a tourist drawcard. 🪶 **Honour Aboriginal Heritage Gently**	Suggested Improvements: Install water taps Better waste control – more bins	

	Table 3 – Emails / Letters Submissions			Table 3 Total: 5
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply
1 cont.		I support the inclusion of interpretive signage and art that reflects the deep Aboriginal history of this site — but ask that it be integrated using natural materials like timber or stone to avoid visual disruption. 🐾 **Protect Local Ecosystems** More care needs to be taken to protect native plants, wildlife, and dune systems. Consider gentle barriers or signage to educate visitors about preserving these ecosystems. 🧼 **Rubbish & Erosion Management** Some discreet bins and erosion control are welcome, as long as they don't involve large concrete structures. Minimalist solutions are key to maintaining the visual and environmental integrity of the site. 🤝 **Engage the Community** Please consider forming a "Friends of Fisherman's Beach" volunteer group to involve locals in future care — including clean-ups, storytelling events, and cultural education. Fisherman's Beach is not just a place — it's an experience. It deserves a future that protects its soul while honouring its past. Thank you for considering my feedback. I appreciate the opportunity to contribute to a plan that will shape this beautiful reserve for generations to come.		gliding take off area and *the observation tower.* ***General Community Use (Purple Shading):*** *Applies to the building and area occupied by Marine Rescue as an emergency services provider."* The PoM only permits a "*mobile food van* **or** *mobile small kiosk" within the area that is categorised as "Park".* The "Park" category applies to a much smaller area and does not apply to land near Fisherman's Beach. Both the Hill 60 Master Plan and the PoM acknowledge the area's environmental values. You may have an interest in the Rise & Shine | City of Wollongong. This is a volunteer focused environmental clean-up program of Council that

	Table 3 – Emails / Letters Submissions			Table 3 Total: 5
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply
				operates through out the Local Government Area.
2 2 Cont.	Resident East Corrimal Email Resident East Corrimal Email Cont.	Two of the specified aims of the PoM relate to environmental values, protection of native flora and fauna and habitat. A significant amount of the site is covered by vegetation. The species list from the Illawarra Remnant Bushland Database – site 506 (https://irbd.com.au) shows that **while there are many native plants on the site, there are also many weed species.** The weed list is basically a summary of every type of bushland weed found in the Illawarra. As well as competing for space and other resources with native flora, **weeds are less likely to provide for the needs of native fauna.** • There have been reports of **Flannel Flowers (*Actinotus helianthi*)** in the area and they may be present on the site, this **species is regionally rare and should be protected and encouraged if it is present.** • A list of fauna on site was not available with the draft Plan of Management, but as the site is close to the bushland extending south behind Port Kembla Beach to the entrance of Lake Illawarra, **it is likely that a range of native fauna are using the Hill 60 site and thorough day and night surveys should be conducted.** Aim 5 specifies that weed management will be undertaken, “by aerial and other methods”. • For some of the species, **the “other methods” will need to include hand weeding, a budget needs to be allocated for**	Better Natural Areas Management Aboriginal Connection to site	No change to the PoM is proposed. The PoM describes how Council manages environmental restoration activities within the PoM area currently and also permits these activities into the future, subject to obtaining the relevant approvals and through other processes of Council since a PoM does not allocate resources. Further, disclosure of locations of protected flora or fauna or disclosure of protected heritage artefacts (of any era or type) could be against legislation or proposed conservation methods aimed at protecting the flora or fauna or heritage artefact. Therefore, the PoM does not include such information.

	Table 3 – Emails / Letters Submissions			Table 3 Total: 5
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply
2 Cont.	Resident East Corrimal Email Cont.	**the hire of professional bush regenerators to weed the site thoroughly**. **Aerial spraying is likely to be of limited effect** where the weeds are below an established tree canopy and can also be indiscriminate in which plants it kills. • **There are many native plant species on the site, once the majority of the weeds have been removed, the site could be used for educational purposes, by labelling the scientific and common names of the native plants.** • I would also **suggest providing educational signage about the Aboriginal uses of the plants and animals of the reserve** and the reserve in general, such as the views from the top of Hill 60. I assume the Aboriginal people of Coomaditchee, whose parents and grandparents were displaced from Hill 60 during World War 2, will be making their own submission which would be more meaningful than anything I could come up with. • With its views up and down the coast and out to see, **Hill 60 would have been an important site for various activities for the Aboriginal community**, including monitoring weather and bushfires and also marine food sources.		Over the last 12 years, through the Natural Areas Management delivery stream in Council's Delivery Program and Operational Plan | City of Wollongong, there has been investment in the larger Hill 60 Precinct area under the Natural Areas Port Kembla Coastal Contract. Vegetation management activities, through the Natural Areas Management delivery stream, will continue into the future as resources permit. Council has been working with the Aboriginal community throughout the implementation of the Hill 60 Master Plan and this will continue.
3	Neighbourhood Forum 7 Organisation	Neighbourhood Forum 7 has resolved to include the conservation and management of the WWII Defence structures - extending from Battery Point through Hill 60 - in its annual submission to the Council's Infrastructure Delivery Program.	Better management of WWII era assets	The PoM and the Appendix has been updated with additional references to the Heritage Act 1977 (Attachments 3 & 4).

	Table 3 – Emails / Letters Submissions			**Table 3 Total: 5**
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply
	NF7 focuses on community concerns in the southern suburbs including Port Kembla and have meetings in Berkely.	Upon reviewing the Hill 60 Crown Reserve Draft Plan of Management, currently on exhibition, it is evident that the plan addresses certain aspects of the WWII Defences at Hill 60, with particular emphasis on the Hill 60 Tunnels. However, it appears to overlook other significant Illowra Battery structures dispersed around Boilers Point and Hill 60. These sites are of equal historical importance, and their omission raises concerns that Council may not be fully aware of the extent and precise locations of these heritage assets.		The Hill 60 Conservation Management Plan (CLM) addresses the locations noted in the submission, some of which are outside the PoM area. The PoM provides the level of detail required by the CLM and LG Act. The PoM is not a Conservation Management Plan or Asset Management Strategy.
4 4 Cont.	Illawarra Triathlon Club – Public Officer Organisation Illawarra Triathlon Club Cont.	The recently approved DA extension DA-2015/1106/E to 30/6/2030 has conditions for both park bookings with council and a license in accordance with the Crown Lands Act (See General Matters points 8 & 9 in the Notice of Determination). Could this be reconsidered with a view to minimising the requirements which would benefit both the club and council as well as reducing the cost to the club? The PoM site map is not quite right. See 2025 Crown Lands Landowners Consent, Maps in DA extension application, Maps in NSW Heritage approval.	Improvements to Triathlon Event license and booking process and to how PoM maps show the activity are suggested.	The PoM has been updated (Attachment 3) with additional text describing current Triathlon seasonal events, by naming the map used in the PoM (A 2023/2024 License Area Map) and adding more details of the current seasonal use and license, indicating that a longer term is possible if at current scale and intensity.
5	Department of Climate	**Conservation Programs, Heritage and Regulation**	Support	Support noted. No Change as the PoM only permits

	Table 3 – Emails / Letters Submissions			Table 3 Total: 5
No.	Submitter Suburb Type	Submissions by Email or Mailed Letter	Themes Present	Change PoM / Council Reply
	Change, Energy, Environment and Water - (DCCEEW) Conservation Programs, Heritage and Regulation & Heritage NSW Organisation Government	As long as the area is managed for cultural and natural values, in line with existing approved plans (e.g. Master Plan, Vegetation Management Plan, Conservation Management Plan, AHIP etc.), then we have no major concerns with the draft plan. **Heritage NSW:** Any PoM actions will need to be consistent with: • the approved actions under the Hill 60 Conservation Management Plan (CMP) to safeguard heritage values of the State Heritage Register (SHR) listed 'Hill 60 / Illowra Battery' (SHR 01492) • the Master Plan AHIP (Aboriginal Heritage Impact Permit) issued for the site under the National Parks and Wildlife Act 1974 If Council wishes to change any of the approved actions under the CMP, then further consultation will be required with Heritage NSW and a new approval may be required. Also, the CMP forms part of the Master Plan AHIP. if Council seeks to change any of the approved activities under the AHIP, then an AHIP variation application needs to be submitted to Heritage NSW.	Heritage Conservation	activities, use, development to the extent legislative approvals can be obtained and already acknowledges the existing Conservation Management Plan, AHIP and Heritage Act 1977 approvals throughout the PoM and the PoM Appendix document.

Table 4 Summary of Provided Submitter Characteristics: Age, Suburb, Type

Table 4 Summaries of Submitter Characteristics by Feedback Tool (Online Survey, Onsite Event, Direct Letter / Email)					
Submitter Characteristics Descriptions: Age Range, Suburb and Type (Organisation or Resident) Included if Provided		Online Survey Submitter Totals	Onsite Event 17 July 2025 Submitters Totals	Letter / Email Submitters Totals	Cumulative Submitter Totals
Age	Born between 1990 and 1999 Age Range Estimate as 26 – 35 years	0	2	Not Provided	2 of 18 – 26 to 35 years age range
Age	Born between 1980 and 1989 Age Range Estimate as 36 – 45 years	1	0	Not Provided	1 of 18 – 36 to 45 years age range
Age	Born between1970 and 1979 Age Range Estimate as 46 - 55 years	0	0	Not Provided	0 of 18 – 46 to 55 years age range
Age	Born between 1960 and 1969 Age Range Estimate as 56 – 65 years	4	0	Not Provided	4 of 18 – 56 to 65 years age range
Age	Born between 1950-1959 Agre Range Estimate as 66 – 75 years	4	0	Not Provided	4 of 18 – 66 to 75 years age range
Age	Born between 1940 and 1949 Age Range Estimate 76 – 85 years	1	1	Not Provided	2 of 18 – 76 to 85 years age range
Age	Age Range Provided Totals	10	3	Not Provided	13 of 18 provided Age Range
Age	Age Range Not Provided Totals	0	0	5	5 of 18 did not provide Age Range
Sub	Suburb – Port Kembla	5	0	1	6 of 18 - Port Kembla

Table 4 Summaries of Submitter Characteristics by Feedback Tool (Online Survey, Onsite Event, Direct Letter / Email)					
Submitter Characteristics Descriptions: Age Range, Suburb and Type (Organisation or Resident) Included if Provided		Online Survey Submitter Totals	Onsite Event 17 July 2025 Submitters Totals	Letter / Email Submitters Totals	Cumulative Submitter Totals
Sub	Suburb – West Wollongong	1	0	0	1 of 18 – West Wollongong
Sub	Suburb – Wollongong	1	0	0	1 of 18 - Wollongong
Sub	Suburb – Coniston	1	0	0	1 of 18 – Coniston
Sub	Suburb – Woonona East	1	0	0	1 of 18 Woonona East
Sub	Suburb – Mount Ousley	0	1	0	1 of 18 – Mount Ousley
Sub	Suburb – East Corrimal	0	0	1	1 of 18 – East Corrimal
Sub	Suburb – Provided Totals	10 of 10 of Online provided suburb	1 of 3 Onsite Event provided suburb	2 of 5 letter/email provided suburb	13 of 18 provided suburb details
Sub	Suburb – Not Provided Totals	0 of 10 of Online did not provide suburb	2 of 3 Onsite Event did not provide suburb	3 of 5 letter/email did not provide suburb	5 of 18 did not provide suburb details
Org	Type – Organisation or Group Totals – DCCEEW – Government & NF 7 – Community & Illawarra Triathlon Club – Sporting	0 of 10 Online submitters were Organisations	0 of 3 Onsite Event submitters were Organisations	3 of 5 Letter/Email submitters were Organisations	3 of 18 are Organisations-
Res	Type – Resident Totals	10 of 10 Online submitters- Residents	3 of 3 Onsite Event submitters - Residents	2 of 5 Letter/Email Submitters - Residents	15 of 18 are Residents



Wollongong City Council

Plan of Management for Hill 60 Reserve

wollongong
city of innovation

Acknowledgement

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

We pay our respects to Elders past, present and those emerging and extend our acknowledgement and respect to all Aboriginal people who call this city home. We recognise Aboriginal people as the first people to live in the area. We respect their living culture and recognise the positive contribution their voices, traditions and histories make to this city.

Under this Plan of Management ('PoM') for Hill 60 Crown Reserve Number 97344, the community land category of 'Area of Cultural Significance' has been applied to most of the reserve as a result of consultation with Aboriginal people traditionally associated with the land in accordance with the requirements of the *Local Government (General) Regulation 2021*[1]*.* The comment below was provided during the consultation process. It describes connection to the land.

"The landscape of Hill 60 is an historic landscape with sacred sites. The connection our people have with this land gives our people their identity and sense of belonging. Country was, and still is to many, a place of learning."



View looking north at end of the path to Fisherman's Beach – showing Boilers Point

[1] Refer: section 112 of the Regulation. Consultation was carried out in March and April 2024.

Key information

This Plan of Management (PoM) has been prepared by Wollongong City Council (Council) and provides direction as to the use and management of Crown Reserve No. 97344, known as 'Hill 60'.

On 29 October 2018, Hill 60 was classified as 'community land' by Council resolution and later confirmed by the current Department of Planning, Housing and Infrastructure – Crown Lands (formally known as Department of Planning and Environment - Crown Lands)[2]. The preparation of a PoM is required both under the *Crown Land Management Act 2016*[3] (CLM Act) and the *Local Government Act 1993*[4] (LG Act).

This PoM specifically addresses the ongoing management of Hill 60. It outlines the way the reserve will be used and provides the framework for Council to follow in relation to the authorisation of leases and licences over the reserve in accordance with the provisions of the CLM Act. This PoM also includes a separate appendix (Appendix Document) which contains – among other things – a review of relevant legislation and Council policies which will also affect how the Hill 60 Reserve may be used.

Document Control Document ID: Hill 60 Crown Reserve 97344 Plan of Management		
Revision Number	Adoption Date/In force Date	Revision Details
1st Draft to Exhibit	N/A	6 May 2024 Council resolution to refer Draft PoM to Crown Lands seeking authority to exhibit for public comment
2nd Draft to Exhibit	N/A	Draft PoM is updated for 2025 Exhibition Period by including 23 May 2025 Additional Crown Reserve Public Purpose Gazettal Information – Community Purposes applies to approximately 340 square metres of Crown Reserve Number 97344. Also, formatting and spelling corrections have been made. Updates to Council policies, projects and approvals have been made. More text explaining PoM Information schedule structure and some sub header rows has been added. These updates have not changed the intent of the PoM as reported to Council on 6 May 2024.
3rd Draft	N/A	27 October 2025 Amended / Updated Draft reported to Council.

[2] Per correspondence dated 14 March 2019.
[3] Refer: section 3.23, CLM Act.
[4] Refer: section 36, LG Act.

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Introduction

This Plan of Management (PoM) applies to Crown Reserve No. 97344, known as 'Hill 60'. Hill 60 is located at the end of Military Road in Port Kembla. Vehicular access is via Military Road or Gloucester Boulevard. Hill 60 can also be accessed on foot via the Ngaraba-aan Cultural Trail.

The physical environment of the Reserve includes coastal rock platforms, sandy beach, steep rocky headlands and heavily vegetated areas at higher elevations. Hill 60 is dominated by the rocky headland of Boiler Point which rises steeply above Fisherman's Beach to a peak of 71 metres above sea level. Figure 1 outlines the extent of the area covered by this PoM, with information regarding existing uses and developments in the PoM area shown in Figure 2.

In 2015, Council endorsed the 'Hill 60 Conceptual Landscape Master Plan'. The Landscape Master Plan applies to Hill 60 (the PoM area) and to MM Beach (outside the area covered by this PoM). Under this PoM, Council will continue to manage the headland in accordance with the Landscape Master Plan. The Landscape Master Plan seeks to increase community understanding of the area's significance and to enhance the area when opportunity, legislative approval and community feedback are aligned. At the time of preparing this PoM, a project to establish an Accessible Viewing Area on Hill 60 had commenced. The project – a key part of the Landscape Master Plan – was informed by consideration of community feedback on the Consultation Plan that was exhibited for public comment in July 2023 (Figure 3).

The PoM is comprised of this document and the Appendix Document. The Appendix Document provides further details in relation to applicable legislation and contains photographs documenting the current condition of the reserve and any existing improvements.

Figure 1 Crown Reserve Number 97344 Hill 60 Plan of Management Area Map



Figure 2 Hill 60 Crown Reserve Number 97344 Existing Uses & Development Map



Figure 3 Consultation Plan - July 2023 - Engagement informs 2024 Hill 60 Landscape Master Plan Project



Purpose of the Hill 60 Crown Reserve Number 97344 Plan of Management

The purpose of this Plan of Management (PoM) is to comply with the *Crown Land Management Act 2016* (CLM Act) as Council manages the Hill 60 headland on a day-to-day basis and into the future. Hill 60 Crown Reserve Number 97344 is a Crown reserve where Wollongong City Council has been "appointed" the "Council Crown Land Manager" under the CLM Act.

A PoM is required for Crown reserves that are "appointed" to Council and are classified as "community land" Crown land. Council classified Crown reserve 97344 as "community land" in accordance with its resolution of 29 October 2018 and correspondence from the Department of Planning, Housing and Infrastructure – Crown Lands (DPHI – Crown Lands) dated 14 March 2019.

Preparing a Plan of Management under the CLM Act

As "community land", the CLM Act requires Council to prepare a PoM for Hill 60 Crown reserve number 97344. The previous Crown Lands Act 1989 did not require a PoM.

This PoM has been prepared so that Council may:

- comply with the CLM Act by ensuring uses, developments and tenures permitted under this PoM accord with a Crown reserve purpose and core management objective of the relevant community land category as defined by the *Local Government Act 1993*
- continue to manage this Crown reserve as it has been doing (under the 1989 Act and now under the CLM Act 2016) by
  - implementing the 2015 Council adopted Hill 60 Landscape Masterplan
  - continuing existing uses of the land (and the related tenure agreements).

Under this PoM, implementing the Landscape Hill 60 Master Plan and continuing existing uses of the land is permitted, subject to legislative compliance and alignment with Council's 10-year Community Strategic Plan *Our Wollongong Our Future 2035 (* Link to 2035 Plan). The PoM Information Schedule identifies possible permissible uses and developments. This PoM is an enabling document, and all permissible uses and developments are subject to separate processes of Council in the future. Inclusion as permissible under this PoM provides Council an opportunity to consider an activity, use or development. It is not a right for the activity, use or development to happen.

Legislative Compliance

Legislative compliance is an ongoing complex matter dependent on the location and type of activity or development or proposed tenure. More legislation applies to land under this PoM than just the CLM Act (See separate PoM Appendix document), such as, but not limited to:

- *Native Title Act 1993 (Cth)* - Under this Act, there is a South Coast People: Tribunal No. NC2017/003 Federal Court No. NSD 1331/2017 claim that affects this land.
- *Aboriginal Land Rights Act 1983 (NSW)* – Under this Act, there is an NSW Aboriginal Land Council Claim (Number 42492 lodged on 19 December 2016) that affects this land.
- *Local Government Act 1993 (NSW)* – This Act applies to this land as permitted by the CLM Act.
- *National Parks and Wildlife Act 1974 (NSW)* – There is an existing Aboriginal Heritage Impact Permit (AHIP) issued under this Act that affects land under this PoM.

- *Heritage Act 1977 (NSW) – State Heritage Register Listing Number 01492 – Hill 60, Illowra Battery affects this land and a Local Heritage Item Number 61043 – Hill 60, Fisherman's Beach, Boilers Point, and MM Beach affect this land. This Act sets parameters for heritage management.*
- *Environmental Planning and Assessment Act 1979 (NSW)* – The *Wollongong 2009 Local Environmental Plan 2009* (LEP) and numerous State Environmental Planning Policies (all made under this Act) affect this land.

The separate Appendix document to this PoM provides information on the CLM Act and several separate pieces of legislation that may affect or regulate any possible use, development, management strategy or tenure that is permissible under this PoM.

For any possible permissible use, development, management strategy or tenure under this PoM, it is only permissible to the extent that legislative compliance can be obtained by following Council policies and standard operating procedures. Council's policies, strategies and supporting documents that may affect land under this PoM are also in the separate Appendix document.

Our Wollongong Our Future 2035 – Community Strategic Plan

Our Wollongong Our Future 2035 represents the highest level of strategic planning undertaken by Council. Council has many other strategies and plans for specific focuses that are developed following planning and engagement. Council refers to its adopted strategies and plans as Supporting Documents. These direction setting documents support the development of the Community Strategic Plan, Council's Resourcing Strategy, Delivery Program and Operational Plans. These documents include goals, strategies and actions specific to a project or location. However, until the actions are enabled through resourcing and included in the Delivery Program and Operational Plan, they remain aspirational. The Hill 60 Landscape Master Plan is a Council Supporting Document. The Master plan has been partially resourced to date, by inclusion in Council's Delivery Programs and Operational Plans and by successful grant applications for outside funding.

The Hill 60 Landscape Master Plan

Council has been managing the Crown reserve Number 97344 in line with the Hill 60 Landscape Master Plan since 2015. The Landscape Master Plan was endorsed following consideration of comments from the public. Implementing the Master Plan has been in Council's Delivery Programs and Annual Operational Plans in different project stages since 2015. It is a long-term plan applying to a much larger land area than this PoM. The Hill 60 Landscape Master Plan considers land along MM beach to the headland and along the coastal edge near (but not including) the Port Kembla Pool. The Master Plan area is the same area that is shown in red outline as the study area of the Hill 60 Reserve Conservation Management Plan (CMP) in Figure 5. The separate Appendix document has more information on the CMP.

The CMP provides polices and management strategies to safeguard the heritage values of the large Master Plan area and is an in-depth exploration of available historic records and discussions with people connected to the area. The CMP is a document over 600 pages long. The CMP forms part of both the Aboriginal Heritage Impact Permit (AHIP) and an approval under the *Heritage Act 1977* to implement the Hill 60 Landscape Master Plan. Council obtained the AHIP and Heritage Act approvals in 2021.

The Landscape Master Plan does not propose dramatic changes within the headland. Within the PoM area (Figure 1), the Hill 60 Landscape Master Plan seeks:

- To continue working with the Aboriginal community to further implement the Ngaraba-aan Cultural trail and to consider ways to better understand the Aboriginal cultural connection to the land and the context of the WWII era military use of the land on that connection.
- To provide for amenity improvements to facilitate the public's use of the area as a culturally significant coastal headland with a Public Recreation purpose. The Minister gazetted the Public Recreation purpose on 6 July 1984.

Rate of Implementation of Hill 60 Landscape Master Plan

It is unknown at the time of preparing this PoM, how much of the Hill 60 Landscape Master Plan will be delivered over the next ten years within Crown reserve number 97344. Council cannot fund the works alone and will continue seeking grant funds for Master Plan projects. Hill 60 is one of 493 parks managed by Council and the needs of parks are to be balanced with needs of the community for footpaths and cycleways, local roads, car parks, public swimming pools, stormwater pipes and drains, Libraries and other community buildings and sports fields.

Each year Council considers updates to it 4-year Delivery Program and 1-year Operational Plan to determine how to best work towards the goals of *Our Wollongong Our Future 2032* within available resources and the cooperative networks with communities and other levels of government. The Hill 60 Landscape Master Plan is an ambitious plan to facilitate use of the area by the public while understanding and accepting that there are special limitations on the development of the land (the AHIP is an example). These limitations ensure that the cultural significance of the land will remain in place for us today and for future generations.

The Appendix document has more information on the 2015 conceptual Landscape Master Plan. For example, the Appendix includes the Conversation Snapshot for the Master Plan capital works project "Accessibility and Viewing Area Upgrade" that demonstrates how Council considered the feedback from the project's Consultation Plan (Figure 3) before starting construction works in 2024. These 2024 works are a result of detailed technical investigations, additional community feedback and compliance with the 2021 AHIP and *Heritage Act 1977* approvals. A general description of the works follows below for reference.

General description of the 2024 "Accessible Viewing Area" Project

When the 2024 works are completed, the following improvements are expected to have been made in accordance with the AHIP, *Heritage Act 1977* approvals and *State Environmental Planning Policy (Transport and Infrastructure) 2021*. Figure 4 shows site visit photographs of works in progress on 8 March 2024. These works are north and southwest of the Marine Rescue Building where there is existing carparking and park lawn areas, it includes the "car park south small" area shown in the PoM Figure 2 "Existing Uses & Developments".

- New position of entry gate to close car parking sunrise to sunset
- Weed removal and replace with native planting
- Feature paving on alignment of underground tunnel
- New Entry to Marine Rescue Building and car park
- New Accessible Parking
- New Accessible viewing area with Balustrade

General Description of Possible Future Works (not exhaustive) subject to future processes

Every project to implement the conceptual 2015 Hill 60 Masterplan now and into the future will be the result of further detailed technical investigations, additional community feedback and compliance with 2021 AHIP and *Heritage Act 1977* approvals or any other future applicable approval that is required to undertake future projects that are resourced. For example, the Hill 60 Master Plan Accessible Viewing Platform project was included in Council's Delivery Program through to the 2024/25 financial year.

This area is important to the entire community, has complex heritage values and requires consistent and careful project planning and delivery leading to ongoing maintenance and renewal. As evidenced by the process to date, those matters take time, commitment and resources to get right.

Subject to getting it right in terms of process, resourcing and compliance with legislation as noted previously, the following possible "*Future Works for Construction*" were identified in the July 2023 Community Consultation Plan (Figure 3) used for the Accessible Viewing Platform Project completed in December 2024. The list below is organised by location descriptions:

Park area beyond South Fork at Existing Amenities Block

- Raised threshold at entry for traffic calming to give pedestrians priority and reduce speeding on the existing access road in an area that is just beyond the existing amenities block
- New additional amenities block in an area of lawn that is between the existing large picnic shelter and the existing access road
- The existing lawn area near the large, covered picnic shelter will be upgraded to still include a lawn area but will also include pavement to create gathering spaces as well as an accessible connection between the carpark and the new additional amenities block
- Bus bays to be located along the existing access road near the existing public toilets and near the proposed new additional toilets
- Stair access to Military tunnels is proposed should the public tunnels be made safe for public use in the future
- More car parking in location of existing earth mounding

Park area beyond North Fork at Existing Amenities Block.

- New Aboriginal Artworks and interpretive signage recognising the Aboriginal Heritage significance of the site

Between the Existing North and South parking areas

- Stairs to link the upper (south of the fork) existing car parking (near the large, covered picnic shelter) to the existing lower car parking (north of the fork and near the Observation Deck)

Figure 4 Site Visit Photographs 2024 Accessibility and Viewing Area Upgrade Capital Works Project



Adaptive Re use of the Unsafe Military Tunnels under the Master Plan

The Master Plan calls for investigation of appropriate uses of the currently unsafe military tunnels. Council is investigating options for the future management of the tunnels and has commissioned a report by specialist architects. Opening the tunnels for periodic use such as public heritage tours or allowing periodic use of the tunnels for suitable filming projects could be an outcome that would be in keeping with the special limitations on the land.

Using the tunnels for a more intensive, regular use (for example recreational or tourist related use) would need to be sympathetic to the area's protected status under the *National Parks and Wildlife Act 1974* and the *Heritage Act 1977* and the Crown reserve's Public Recreation purpose.

The PoM Information Schedule at Row *2.2.i* permits restoring the tunnels to a standard fit for periodic controlled public visitation or for a more intensive use to the extent that legislative compliance is possible. Until further investigations and other processes of Council are undertaken that result in a detailed adaptive reuse proposal to assess for legislative compliance, it is not possible to determine what adaptive reuse may occur on site in specific terms. It would also be contingent on Council's ability to secure resources to progress and assess potential adaptive re uses. Currently the tunnels will remain closed and graffiti on the outside of the tunnels will be removed periodically.

Possible known new uses or tenures as result of Implementing the Master Plan (not exhaustive)

The Landscape Master Plan makes provision for a food/coffee van in an upgraded parking area. A food/coffee van would be a new use/development and require a tenure agreement in the form of a licence agreement. Given the area's cultural significance, it would be open to Council to consider in line with relevant legislation and Council's procurement policies, a future EOI process targeted to local Aboriginal and Torres Strait Islander community run businesses.

The Landscape Master Plan also identifies that hang gliding and paragliding occur within the PoM area. The Conversation Snapshot for the Hill 60 Accessibility and Viewing Area Upgrade (Appendix) says Council "*will fill in the uneven ground on the grassed area near the take-off area to improve access and safety.*" This take off area is north of the Observation Deck within the PoM area.

The hang gliding /paragliding activity is not otherwise currently regulated by Council by way of development consent in accordance with the *Environmental Planning and Assessment Act 1979* or by way

of tenure agreement for this use, therefore it would be a new use/development and require a tenure agreement in the form of a licence agreement.

Requiring Development Consent (if obtained) and a licence agreement (if issued) would be consistent with Council's management approach for gliding activities at Bald Hill Lookout. Gliding is an inherent risky recreational activity that creates individual participant responsibility for ensuring personal safety and the safety of others. This use cannot override any other scheduled public use of the area (an event that is booked via Council for the area near the Observation Deck for example) and cannot be undertaken in conditions that are not suitable for the activity (unsafe winds, beach area already occupied by people to scale that does not permit a safe landing area for example). Landing on the beach below would be subject to a separate licence with DPHI – Crown Lands as Crown Reserve 97344 (the PoM area) does not extend to the landing area on Fisherman's Beach.

This section of the page is intentional blank

Figure 5 Hill 60 Landscape Master Plan Area

(same as Conservation Management Plan Study Area)



Aims of the Hill 60 Crown Reserve PoM

This PoM for Crown Reserve Number 97344 Hill 60 has the following five (5) aims:

1. To demonstrate legislative compliance with the PoM making provisions of the CLM Act 2016
   - The PoM Information Schedule provided later in this document contains all the information that is required for a site-specific PoM under the CLM Act 2016.

2. To set the framework for management and use of the reserve (by Council and by others) to be compliant with any applicable legislation that may apply to any PoM permitted future uses, developments and activities including issuing tenure agreements.

3. To continue to implement the Hill 60 Landscape Master Plan into the future so that more people know that this recreational land:
   - has cultural significance for Aboriginal people for its past, present and future.
   - has an extensive network of built forms from the WWII era.
   - Supports terrestrial and marine intertidal biodiversity values including native vegetation, beach and rocky shores
   - Provides potential habitat for a range of native terrestrial and marine flora and fauna species, including threatened species

4. To make the public aware that the area presents real hazards that are to be managed by the individual visitors to the reserve by their own choices given:
   - Hill 60 is a place where six (6) fatalities have occurred from rock fishing between 2021 and 2024
   - Fisherman's Beach is not a patrolled beach
   - There is no development consent or licence agreement for use of the glider take-off point on the headland or for the landing area at Fisherman's Beach. This is contrary to the way this use is regulated by Council at Bald Hill Lookout and Bell's Point in Austinmer. Regulation of this high-risk activity would not eliminate risk but would:
     - clarify if the activity should remain on site, and
     - bring the use in line with requirements under the LG Act and CLM Act, and
     - more equitably apply Council's policies on use of community land by sporting groups to the activities of the gliders at this location.
   - Council has fenced off the entrance to the military tunnels because it is not safe for the public to use the tunnels in their current state. Entering the tunnels is trespassing and a high-risk activity in regard to personal safety.

5. To make people aware the area has environmental values that support frog habitat, native vegetation and biodiversity. Council supports these values by the current practices of
   - weed management – by aerial and other methods
   - involving the Aboriginal community in developing and implementing Vegetation Management Plans for areas that are of great significance to their community.
   - Careful and deliberate application of Asset Protection Zones for existing Council assets on the land that seek to address bushfire mitigation in a way that minimises impact on biodiversity and Aboriginal cultural values.

Assessing progress and formal review of the PoM

The PoM purpose, aims, information schedule and the separate Appendix document constitute Council's management approach to this Crown reserve now and into the future. This PoM will be formally reviewed in five years to determine if changes are required to address legislative changes or new community needs. All the land under the PoM is affected by at least one of the two Heritage Item Curtilage areas (Figure 6) so management of heritage and cultural values is important and will be assessed in the future review.

Figure 6 below compares the Curtilage Areas of the two Heritage Items (State -01492 and Local-61043). The separate Appendix document provides these maps at a larger scale along with information on the *Heritage Act 1977* and the *Environmental Planning and Assessment Act 1979*. MM Beach, Boilers Point, Fisherman's Beach, Hill 60, Illowra Battery, Red Point are all protected Heritage Item land areas. These areas are all included in the Conservation Management Plan (CMP). The Appendix includes information extracts about these Heritage Items from the CMP.

Figure 6 Comparison of Curtilage Areas for the two Heritage Items within the PoM Area

State Heritage Register 01492 is shown by a heavy red outline. The item includes Hill 60 and Illowra Battery. The curtilage area extends further north by a small margin than the Wollongong 2009 LEP Heritage Item 61043 curtilage area.



Wollongong 2009 LEP Heritage Item Number 61043 is shown by light brown shading. The Item includes Hill 60, Fisherman's Beach, Boilers Point, MM Beach, including the Gun Emplacements and WWII military installations and Red Point. This Item has State level Significance under the LEP



Information Schedule for Crown Reserve 97344 Hill 60

The Information Schedule under this section of the PoM contains the detail required for a site-specific PoM under the *Crown Land Management Act 2016* (including relevant *Local Government Act 1993* or LG Act provisions).

PoM Information Schedule – Table 1 Structure

The PoM Information Schedule is Table 1 in the PoM covering pages 18 – 35. The Schedule has a Title Header Row and Sub Header rows. The Title Row applies to all of the schedule, while the Sub header rows apply to different parts of the schedule as described further below:

Table 1 – PoM Information Schedule Title Header Row is the row with the black shade

All PoM Information schedule pages include a black title header row at the top of each new page of the schedule. The PoM Information Title Header Row is: *"Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule"*

Table 1 – PoM Information Schedule Sub Header Rows are rows with the light blue shade

Some pages of the PoM Information Schedule include sub header rows that are shaded light blue. Schedule sub header rows group related types of information together. More than one light blue shaded sub header row may apply to adequately describe a permitted activity, use, development, tenure, or action. When there is more than one light blue shaded sub header row an associated table row number is provided. When a Sub Header row(s) applies to content that spans a new page, the relevant sub header rows will be repeated on the new page under the black title header row.

Sub Header Row Names are:

"1. Land Details for Hill 60 Crown Reserve 97344 including Community Land Categories"

"2. *Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344 and includes column descriptions:*

Descriptions of Permitted Use and Development by type: Existing – includes tenures Possible New Use or Development – including tenures.
Consistent with Public Recreation Purpose or Supports the purpose?
Consistent with community land categories?
Scale and Intensity Measures in place now? Measures required in the future?"

"2.1 Existing Permitted Uses"

"2.2 Permitted Existing Development – Including condition of land and any improvements on the land"

"2.3 Permitted Existing Use and Development Related Tenures and includes column descriptions:

Licensee (there are no lease holders)
Property in PoM Area under Tenure
Permitted Use
Terms"

"2.4 Permitted Possible New Uses and Developments and related Tenures and includes column descriptions:

Permitted New Uses, Developments, Related Tenures
PoM Area
Terms

"3. Action Plan for Hill 60 Crown Reserve 97344 PoM"

"4. How the Hill 60 Crown Reserve Number 97344 was made by Council" and includes column descriptions:

CLM Act 2016 PoM Development Step
Completion Date of the PoM Process

Table 1 PoM Information Schedule - Hill 60 Crown Reserve (97344)

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
1. Land Details for Hill 60 Crown Reserve 97344 including Community Land Categories		
1a	Reserve Name	Hill 60
1b	Reserve Number	97344
1c	Suburb	Port Kembla
1d	Land lots in Reserve including total Land Area in Hectares (Ha)	Whole: Lots 1, 3 DP 531524, Lot 1 DP 614555 - A total land area of 21.0355 Ha is contained within the Crown reserve Hill 60 Number 97344.
1e	Reserve Purpose (s) & Gazette date(s)	Public Recreation – Gazetted on 6 July 1984. Pursuant to section 2.14 of the CLM Act – An additional purpose of Community Purposes applies to part Lot 1 DP614555 as Gazetted on 23 May 2025. This additional purpose applies to an area of approximately 340 square meters that is categorised as General Community Use under this PoM.
1f	Community Land Category or Categories (sec. 36 LG Act) are applied as described in this schedule and shown in the category maps.	**Area of Cultural Significance** (Brown Shading): Applies to Ngaraba-aan trails, native vegetation areas, frog habitat, military tunnels currently closed to the public due to risk to public safety and coastal rock platform to the west. **Park (Green Shading)**: applies to the car parks, planned stage 1 Master Plan viewing platform, current and future public toilets, future potential mobile food van or mobile small kiosk, hang gliding take off area and the observation tower. **General Community Use (Purple Shading):** Applies to the building and area occupied by Marine Rescue as an emergency services provider. *This section of the PoM Information Schedule is intentional blank – see next page for Community Land Category Maps – North and South*
1. **Land Details for Hill 60 Crown Reserve 97344 including Community Land Categories** - continued		

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule	
1g	
1h	
1. **Land Details for Hill 60 Crown Reserve 97344 including Community Land Categories** - continued	

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
1i	Owner of the Land	The Department of Planning, Housing and Infrastructure – Crown Lands (DPHI – Crown Lands) as representative of the State of NSW.
1j	Is the land subject to any trust, estate, interest, dedication, condition, restriction or covenant?	Hill 60 Reserve is comprised of the following land parcels: Lot 1 DP 531524, Lot 3 DP 531524 and Lot 1 DP 614555. Title searches for each lot are included in the separate Appendix document. The following interests are recorded on title: • a covenant affecting Lot 3, DP 531524; and • an easement to Sydney Water affecting Lot 1, DP 614555.
1k	Did the owner of the land impose any condition or restriction of the use or management of the land?	DPHI- Crown Lands review of the draft Plan of Management from June 2024 to March 2025 did not result in any new condition or restriction on the use or management of the land. As noted earlier at Schedule row 1e there was a gazettal of an additional reserve purpose on 23 May 2025 pursuant to section 2.14 of the CLM Act. The additional reserve purpose relates to an existing use – NSW Volunteer Marine Rescue Services and applies to the existing licence agreement land area only. See Schedule row 2.1f
1L	Land Use Zoning under the *Wollongong Local Environmental Plan 2009* (LEP)	**LEP Land Use Zone** - RE1 Public Recreation – this PoM cannot permit any use or development that is inconsistent with the land use zone of RE 1 or under section 5.10 Heritage conservation of the LEP.
1m	**Heritage Listed Items** under the LEP or the NSW State Heritage Register Please Note: The entire PoM area is affected by one or more Heritage Listed Items.	The PoM area is affected by two Heritage Listed Items as follows: 1. **LEP Heritage Item 61043** – Hill 60, Fisherman's Beach, Boilers Point, Red Point and MM Beach, Gun Emplacement, Connected and Isolated Concrete Bunkers. 2. **State Heritage Register Number 01492** – Hill 60, Illowra Battery

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2.	**Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344**			
2 cont.	**Descriptions of Permitted Use and Development** on the Land under this PoM by type: • Existing – includes tenures • Possible New Use or Development – including tenures	**Consistent with the Public Recreation Purpose or Supports the purpose?**	**Consistent with community land categories?**	**Scale and Intensity** Measures in place now? Measures required in the future?
2.1	**Existing Permitted Uses**			
2.1a	**Cultural use of the area by Aboriginal people** traditionally associated with the land and others as per cultural protocols. The land has significance to Aboriginal people that pre-dates (by thousands of years) the land's use under NSW legislation.	N/A	N/A	As set by Aboriginal people traditionally associated with the land – with exception of risks to public health and safety as per existing regulatory signage for public places.
2.1b	**Viewing of the coast** from the headland existing open spaces or the Observation Deck	Yes	Yes – for all Community Land Categories under this PoM	In place now by existing regulatory Signage for public places.
2.1c	Use of picnic shelter, seating, existing open spaces for **recreational pursuits**	Yes	Yes – for Culturally Significant and Park	As above
2.1d	Use of existing **carparks** to support public visitation for existing uses	Yes	Yes – for Park	As above
2.1e	**Visitation to understand the history of the area:** • its continuous occupation by Aboriginal people up until the WWII era • use of the area during the 1940s when Australia participated in WWII: o tunnels and other fortifications o dispossession of Aboriginal people from the land	Yes – as a typically passive recreational activity	Yes – for Culturally Significant and Park	Existing regulatory Signage and fencing blocking tunnel entrances are in place. If there is a future use or development proposed that would substantially increase visitation for this permitted reason, then Development consent and a licence agreement is required.

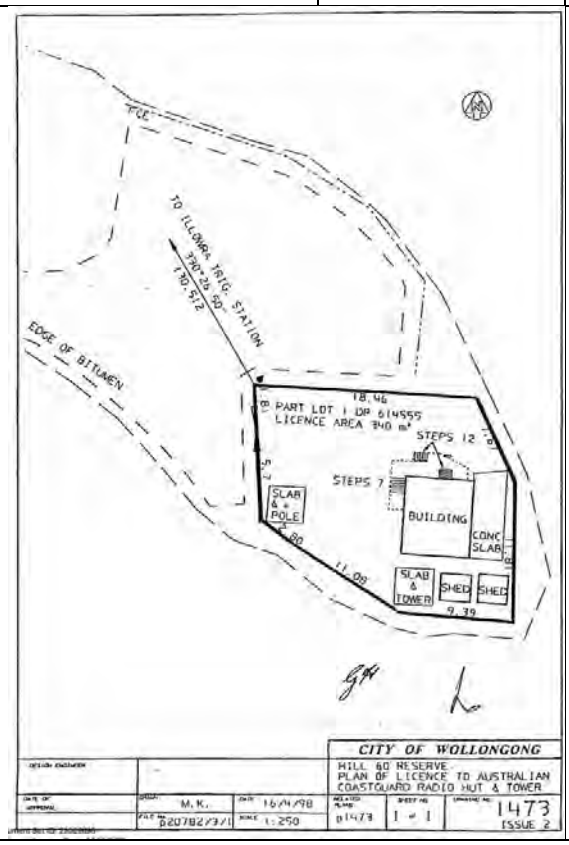
Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2.	**Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344**			
2 cont.	**Descriptions of Permitted Use and Development** on the Land under this PoM by type: • Existing – includes tenures • Possible New Use or Development – including tenures	**Consistent with the Public Recreation Purpose or Supports the purpose?**	**Consistent with community land categories?**	**Scale and Intensity** Measures in place now? Measures required in the future?
2.1 cont.	**Existing Permitted Uses** – continued			
2.1f	**Volunteer Marine Rescue Port Kembla (part of NSW Marine Rescue) uses** an existing building and parking area for their emergency services operations. Their existing licence area is an area of 340 m^2. The entire Crown reserve land area is 210,355 m^2 for context. This license applies to well under 1 % of the reserve at 0.16 % of the reserve. The existing Marine Rescue licence contains a holding over provisions and was granted with Ministerial consent through Departmental delegation. It is open to grant a new licence under 70(2)(d) of the CLM Act Regulation with Ministerial consent until the PoM is adopted.	**No** – this use is not consistent the public recreation purpose per Native Title Manager Advice. **Marine Rescue operations are consistent with the community purposes** public purpose. This PoM permit Marine Rescue operations (including authorising any related future tenures) through a 23 May 2025 Gazettal of community purposes - an additional reserve purpose – for the Marine Rescue licence area. The Appendix document includes both the CLM Act section 2.14(2)(b) assessment and a copy of the 23 May 2025 gazettal.	**Yes** – for General Community Use	Scale and Intensity measures are in place now by the terms of the existing licence agreement. Any future changes to structures or land within the licence area (not maintenance or internal fit out with no ground disturbance) will need to comply with: The Conservation Management Plan (CMP) Existing approvals (AHIP etc) and the Landscape Master Plan. New approvals may also apply.

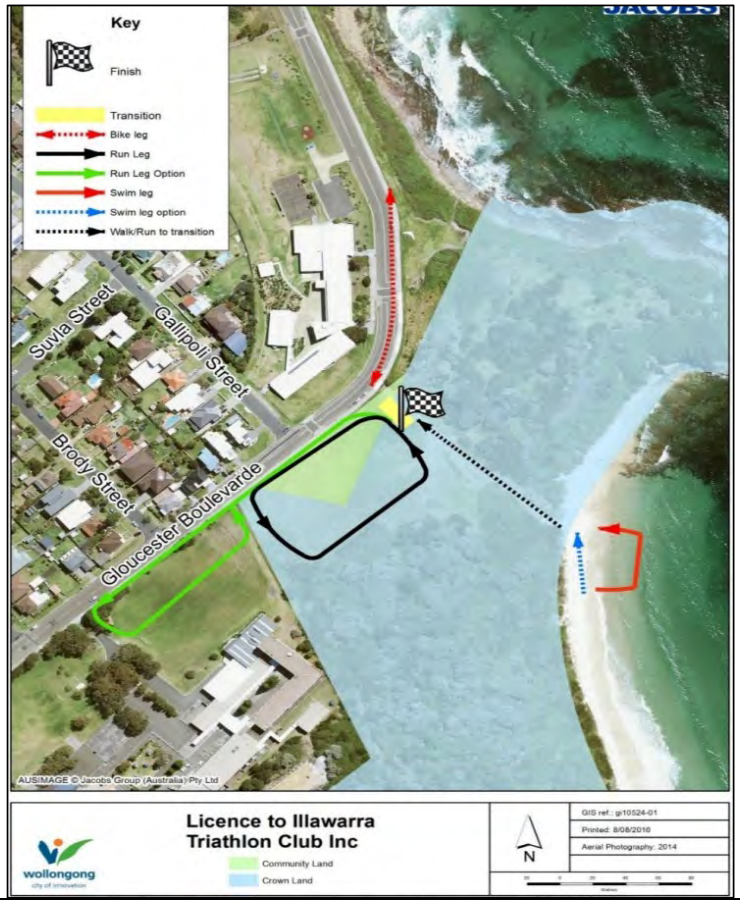
Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344 PoM				
2 cont.	**Descriptions of Permitted Use and Development** on the Land under this PoM by type: • Existing – includes tenures • Possible New Use and Development – including tenures	**Consistent with the Public Recreation Purpose** or **Supports the purpose?**	**Consistent with community land categories?**	**Scale and Intensity** Measures in place now? Measures required in the future?
2.2	**Permitted Existing Development – Including condition of land and any improvements on the land –** Note - Photographs of existing developments, of the land are contained in the separate Appendix document - forms part of condition description if there is no statement.			
2.2a	Fisherman's Beach Asphalt path to beach – very good condition as the asset was renewed in 2022 (Existing Development / built improvement)	Yes	Yes – for Culturally Significant	Maintenance and replacement – consistent with the AHIP and any other applicable approvals**.**
2.2b	Various Regulatory Signs throughout the POM area – the regulatory signage within the reserve is in a range of condition from poor to excellent. (Existing Development / built improvement)	Yes	Yes – for Culturally Significant, Park and General Community Use	As above – with the ability to add or remove regulatory signage as needed.
2.2c	**Coastal vegetation** – within the PoM area the vegetation types range from high biodiversity value native vegetation to weeds to mowed lawn areas**.** (Existing condition of land)	Yes	Yes, for Cultural Significance and Park	Management as per the AHIP, CMP, the Master Plan and any related Vegetation Management Plan (VMP). Areas of lawn as per the Master Plan to be mowed on regular basis as per Parks Open Space operational service level
2.2d	**General Park Improvements** • Amenities Block at the juncture of a fork in the access road at the end of Military Road. • Various bollards, fences, park furniture (picnic shelter, seating, bins etc), Lighting poles**,** throughout the PoM area	Yes	Yes – all Community Land Categories	Maintenance, upgrade, removal or replacement as per the Master Plan, AHIP approval and any other applicable approvals.

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344 PoM				
2 cont.	**Descriptions of Permitted Use and Development** on the Land under this PoM by type: • Existing – includes tenures • Possible New Use and Development – including tenures	**Consistent with the Public Recreation Purpose** or **Supports the purpose?**	**Consistent with community land categories?**	**Scale and Intensity** Measures in place now? Measures required in the future?
2.2 cont.	**Permitted Existing Development – Including condition of land and any improvements on the land -**Note - Photographs of existing developments, of the land are contained in the separate Appendix document - forms part of condition description if there is no statement.			
2.2e	**Artwork** – **Eye on the Horizon** 2021 - including explanatory plinth sign. This work focuses on the area's military connections. (Existing Development / built improvement)	Yes	Yes - or Cultural Significance and Park	Maintenance and life cycle artwork management as per Council's Supporting Document: Art Strategy "*Animating Wollongong Public Art Strategy 2022-2032*" (See Separate Appendix Document).
2.2f	**Car parks** and related **access asphalted roads** throughout the PoM area. Figure 2 "Existing Uses & Development Map" identifies: • A north small carpark • A car park north • A car park south • A car park south small • An entrance access road (Existing Development / built improvement)	Yes	Yes – for all Community Land Categories	Maintenance, upgrade, removal or replacement as per the Master Plan, AHIP approval and any other applicable approvals.
2.2g	Access road serving the Sydney Water land within Lot 1 DP 614555. (Existing Development / built improvement)	Yes – the road is available to be used by the public within the PoM area.	Yes – for Culturally Significance and Park	Maintenance, upgrade, or replacement as per the Master Plan, AHIP approval and any other applicable approvals.

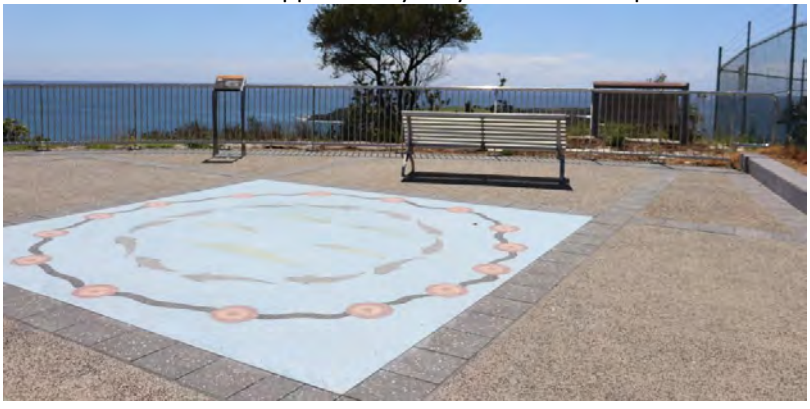
Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344 PoM				
2 cont.	**Descriptions of Permitted Use and Development** on the Land under this PoM by type: • Existing – includes tenures • Possible New Use and Development – including tenures	**Consistent with the Public Recreation Purpose** or **Supports the purpose?**	**Consistent with community land categories?**	**Scale and Intensity** Measures in place now? Measures required in the future?
2.2 cont.	**Permitted Existing Development – Including condition of land and any improvements on the land -** Note - Photographs of existing developments, of the land are contained in the separate Appendix document - forms part of condition description if there is no statement.			
2.2h	**Marine Rescue Building** with modern radio mast, stairs, ladder and control tower-windows. The dominance of the Marine Rescue Building on the headland is a function of its purpose of emergency service response – to provide surveillance of the coast and to respond to calls for help – coast guard services. This is an adapted re-use of a WWII era-built Heritage Item included in the CMP as "*Item #5: Command Post (Currently Marine Rescue)*". See the Inventory Sheet Extract in the separate Appendix document for building condition. (Existing Development / built improvement)	Same as Row 2.1f.	Same as Row 2.1f.	Same as Row 2.1f
2.2i	**Closed Military Tunnels -** related to use described at Schedule row 2.1e Please Note: The Master Plan calls for investigation of appropriate uses of the currently unsafe military tunnels. Opening the tunnels for periodic use such as public heritage tours or for suitable filming projects could be considered. More intensive regular use (tourist use) may not be suitable due to site constraints. (Existing Development / built improvement)	Yes	Yes – for Culturally Significance and Park	Restoring the tunnels to a standard fit for periodic controlled public visitation or for a more intensive use is permitted to the extent that legislative compliance is possible. The site is very constrained and changing the existing built forms must be consistent with AHIP to occur.

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve 97344 PoM				
2 cont.	**Descriptions of Permitted Use and Development** on the Land under this PoM by type: • Existing – includes tenures • Possible New Use and Development – including tenures	**Consistent with the Public Recreation Purpose** or **Supports the purpose?**	**Consistent with community land categories?**	**Scale and Intensity** Measures in place now? Measures required in the future?
2.2 cont.	**Permitted Existing Development – Including condition of land and any improvements on the land -** Note - Photographs of existing developments, of the land are contained in the separate Appendix document - forms part of condition description if there is no statement.			
2.2j	**Observation Deck** /Radar Ops Building and associated paths and stairs, storage, trig, retaining wall ie built improvements within the north carparks, etc. (Existing Development / built improvement)	Yes	Yes – For Park	Maintenance, upgrade, removal or replacement as per the Master Plan, AHIP approval and any other applicable approvals.
2.2k	Existing Nonregulated Hang gliding and Para gliding **take off activities** occur from an area north of the Observation Deck. This area is part gravel / part bare ground and part concrete pad. (Existing condition of land / built improvement for concrete pad) **Land Area Note** – The Landing area used for existing Nonregulated Hang gliding and Para gliding activities is not part of the appointed Crown Reserve. An agreement with for landing with DPHI-Crown Lands is required. The outcome of seeking to obtain the above is unknown.	Yes	Yes – For Park	Subject to obtaining development consent and entering into a licence agreement this activity is permitted under the PoM. The outcome of seeking to obtain the above is unknown.

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve PoM				
2.3	**Permitted Existing Use and Development Related Tenures** – Permitted to be considered if accords with Council policies and applicable legislation, including tender / public notice / other requirements of LG Act Sections 46A, 47, 47A, 47AA, 47B, 47C and 47D when the PoM is adopted or prior as permitted by CLM Act Regulation. Leases require determination or removal of lease area from NT Act or ALR Act claims. – (See PoM Appendix Document for legislation details)			
	Licensee (there are no lease holders)	**Property in PoM Area under tenure**	**Permitted Use**	**Terms**
2.3 a	Australian Volunteer Coastguard Association Incorporated By 2024 – The Coastguard Association is now **Marine Rescue – Port Kembla** (a part of the Volunteer NSW Marine Rescue Service). Council resolved to grant the licence on 17 April 2000. The licence was approved by delegation from Minister Administering the *Crown Lands Act 1989* on 16 Oct 2001.	Land shown edged heavy black on the attached drawing no. 1473 - Military Road, Port Kembla See Schedule Row 2.3 b	To occupy and use the property subject to the terms of the *Crown Lands Act 1989* for the Permitted Use of Communications Centre.	Licence Period: 10-years Commencement date: 1 July 2000 Termination date: 30 June 2010 Clause 12.4 is a holding over clause activated on 1 July 2010 that remains in force at the time of making this PoM
2.3 b Area Maps 2000 And 2024 Same Area				

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule				
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve PoM				
2.3	**Permitted Existing Use and Development Related Tenures** – Permitted to be considered if accords with Council policies and applicable legislation, including tender / public notice / other requirements of LG Act Sections 46A, 47, 47A, 47AA, 47B, 47C and 47D when the PoM is adopted or prior as permitted by CLM Act Regulation. Leases require determination or removal of lease area from NT Act or ALR Act claims. – (See PoM Appendix Document for legislation details)			
	Licensee (there are no lease holders)	**Property in PoM Area under tenure**	**Permitted Use**	**Terms**
2.3c	**The Illawarra Triathlon Club** Please Note: Triathlon Season is between September and May each year. Allowing that start and finish dates change each year; the season could be 7 months up to 9 months. Annually, the permitted 1 day a month seasonal use is a 7-to-9-day use. Over a five-year period (or 1,825 days), the same seasonal use is a 35-45-day use.	Part Lot 1 DP 531524 within Crown Reserve 97344 Hill 60. Within the PoM area, this is the mowed lawn area along Gloucester Blvd and the built asphalt path to Fishermans Beach. See indicative licence area map at 2.3d.	Triathlon events during the season - 1 day a month as per development consent conditions for DA-2015/1106/E are permitted. It is the responsibility of the organisers to ensure the events are run in a manner that is safe to participants and the public.	DA-2015/1106/E has a Restricted Consent Period condition. It operates from 2025/2026 to 2029/2030. Any extension of time will require separate Council approval. Currently, the Club enters into a Section 2.20 CLM Act Licence annually - longer tenure term possible – with same scale / intensity of use.
2.3 d				This is the 2023/24 Triathlon Club Indicative Licence Area Map for Triathlon events during the season. Please Note: This Licence Area Map Key shows event activities are contained to areas of mowed lawn along Gloucester Boulevarde or the built asphalt path to Fishermans Beach. The Map Legend identifies Crown Land as land shaded blue. The Crown Land shown in the map is within the PoM area. The green shaded land is under the Community Land PoM as it is Council owned Community Land. Other areas shown on the map marked with event information are either property not owned by Council or Road reserve.

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule			
2. Authorising use and development including possible tenures for Hill 60 Crown Reserve PoM			
2.4 Permitted Possible New Uses and Developments and related Tenures – • Permissible to the extent that legislative compliance can be obtained and there is *Our Wollongong Our Future* alignment – Council's policies, strategies and supporting documents (Appendix) are an extension of *Our Wollongong Our Future.* The **opportunity** to consider a possible new PoM permissible activity, use, development or tenure is **at Council's discretion.** • Permitted to be considered if accords with Council policies and applicable legislation, including tender/ public notice / other requirements of LG Act Sections 46A, 47, 47A, 47AA, 47B, 47C& 47D when the PoM is adopted. Leases require determination or removal of lease area from NT Act or ALR Act claims - (See PoM Appendix Document for legislation details)			
2.4	Permitted New Uses, Development, Related Tenures	PoM Area	Terms
2.4a	**New Short-Term casual uses and temporary developments and related tenures are permitted –** per clause 116 of LG Act (General) Regulation 2021 and/or section 2.20 of CLM Act 2016 and clause 31 of the CLM Regulation 2018. A short-term casual use term can range from a 1-hour Council booking to a 12-month licence term. The list below is not exhaustive: • the playing of a musical instrument, or singing, for fee or reward • engaging in a trade or business • the playing of a lawful game or sport • the delivery of a public address • commercial photographic sessions • picnics and private celebrations such as weddings and family gatherings • filming sessions • environmental protection, conservation or restoration or environmental studies • community, training or education	Entire PoM Area subject to being "suitable" for the nominated area. Please Note: "suitable" requires future consideration by Council and the Aboriginal community. Also Please Note: **Agistment of stock, advertising, are examples of unsuitable short term temporary uses** under cl 116 of LG regulation and section 2.20 CLM Act and clause 31 of the CLM Regulation 2018.	Suitable Temporary uses, events and removable structures may be permitted. Filming projects may be suitable noting the complex overlay of the site's multiple heritage and cultural values. A suitable event may be a community markets event like the five hour event organised by Blak Markets and Djiriba Waagura Pty Ltd at at Huskisson White Sands Beach on 21 April 24 described as "*A Festival program runs alongside the Market" – website Blak Markets* (Link) Public Notice requirements apply dependent on term
2.4b	**New Uses and Development consistent with the 2015 Landscape Master Plan and related tenures are permitted**. The list below is not exhaustive: • Future Artwork and Interpretive signage	The PoM Area where the 2015 Landscape Master Plan applies It is noted that the majority of the Accessible Viewing Area project works are within the area categorised as Park.	Master Plan Improvements are subject to AHIP and *Heritage Act 1977* approvals – existing and if required - new additional approvals in the future. The 2015 Landscape Master Plan was

<table>
<tr><th colspan="4">Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule</th></tr>
<tr><td colspan="4">2. Authorising use and development including possible tenures for Hill 60 Crown Reserve PoM</td></tr>
<tr><td colspan="4">2.4 Permitted Possible New Uses and Developments and related Tenures –
• Permissible to the extent that legislative compliance can be obtained and there is Our Wollongong Our Future alignment – Council's policies, strategies and supporting documents (Appendix) are an extension of Our Wollongong Our Future. The opportunity to consider a possible new PoM permissible activity, use, development or tenure is at Council's discretion.
• Permitted to be considered if accords with Council policies and applicable legislation, including tender/ public notice / other requirements of LG Act Sections 46A, 47, 47A, 47AA, 47B, 47C& 47D when the PoM is adopted. Leases require determination or removal of lease area from NT Act or ALR Act claims - (See PoM Appendix Document for legislation details)</td></tr>
<tr><td>2.4</td><td>Permitted New Uses, Development, Related Tenures</td><td>PoM Area</td><td>Terms</td></tr>
<tr><td>2.4b cont.</td><td>• Coffee van or mobile food truck in a dedicated area in one parking space within future upgraded parking area
• Additional public toilet
• Future Viewing area at the smaller lower parking area northwest of the Observation Deck
(See The Hill 60 Landscape Master Plan section of the PoM and the Appendix)</td><td></td><td>conceptual and is further defined as projects are undertaken in a series of steps – see example below.</td></tr>
<tr><td>2.4b cont.</td><td colspan="3">Council's 2024 "Headland Precinct – Stage 1 Accessible Viewing Area" is an example of a Master Plan project. Council followed the steps below from plan to construction.
1. Council identified the Accessible Viewing Area project as a potential Master Plan Project that fits AHIP and Heritage Act 1977 approvals.
2. Council applied for grant funding for the project.
3. Council obtained grant funding.
4. Council matched the grant by including the project in Council's 4-year Delivery Program.
5. Preliminary design process began in early 2023.
6. Council exhibits a Project Consultation plan design (Figure 3) in July 2023.
7. Council considers the feedback.
8. Project design adjustments were made or explanation provided – See Conversation Snapshot in Appendix in August 2023.
9. Work started in accordance with approvals by May 2024 and completed in December 2024.
 
Completed Viewing Area Project includes 'Hill 60 Dreaming' artwork by Uncle Steven Russell</td></tr>
</table>

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
3 Action Plan for Hill 60 Crown Reserve 97344 PoM		
3a	Management Objectives with respect to the land	• Council will adhere to legislative requirements in the management of the land and work toward the 5 Aims of this PoM as described under the *Aims of the Hill 60 Crown Reserve PoM* section of this PoM. The Aims reflect application of the legislated core management objectives (see Appendix) for each community land category under this PoM being: o Area of Cultural Significance o Park o General Community Use • The PoM Aims also reflect application of the community Goals in *Our Wollongong Our Future 2035* being: ~~*Exhibition Note: Draft Our Wollongong Our Future 2035 Goals from 30 June 2025 Post Exhibition Council Report are:*~~ o We are a sustainable and climate resilient city o We have well planned, connected and liveable places o We foster a diverse economy, and we value innovation, culture and creativity o We have a healthy, respectful, and inclusive community
3b	Performance Targets with respect to the land	• The existing natural values of the area are maintained or improved from conditions in 2023 into the future – in accordance with related CMP and its coastal environment • Existing and appropriate (but limited) new Recreational, Social, Cultural and Community pursuits are successfully operating in line with council policy and according to tenure arrangements, and development consents – with the area's significant heritage and natural values always the first consideration by Council and the community. • The community is informed and has an opportunity to be engaged with events, plans, projects and uses at Hill 60 Reserve. • Existing and New park infrastructure (of all types from carparks to Artworks) at Hill 60 Reserve are well maintained or improved to a high standard. • New park infrastructure provides more insight into the cultural significance of the area as themes in the Conservation Management Plan are explored cooperatively with the Aboriginal community and other stakeholders (monuments, art works, heritage signage). • Community members use Hill 60 Reserve for active and passive recreational and community pursuits respectfully -with the area's significant heritage and natural values always the first consideration by Council and the community.
3c	Means by which Council proposes to achieve Management Objectives and Performance Targets – Actions to Take	• Implement the Hill 60 Landscape Master Plan as permitted by applicable legislative approvals, available resources and subject to future actions of Council • Environmental restoration activities are managed by Wollongong City Council and undertaken by contractors and volunteers through the implementation of natural area works, vegetation management

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
3 Action Plan for Hill 60 Crown Reserve 97344 PoM		
		plans and the Hill 60 Landscape Master Plan in cooperation with the Aboriginal community o Activities include weeding, revegetation and tree protection measures for new plantings are in accordance with the CMP, the AHIP and any other required legislative approvals • Ensure that tenure agreements are current for PoM permissible uses, activities and developments in accordance with legislation and Council polices as they occur over time within the PoM area • Use Council's engagement policies and Aboriginal Community Engagement Framework to keep the community informed about events, plans, projects and uses at Hill 60 • Regular maintenance and operational upkeep are ongoing within the PoM area with appropriate maintenance undertaken in response to condition in consultation with the Asset Manager o Maintenance requests are carried out in a timely manner within existing approvals o Licence holders are aware and carry out their responsibilities as per the terms of the agreement in regard to maintenance and operational upkeep o Public Art, Heritage Assets are managed in line with Council's *Animating Wollongong - Public Art Strategy 2022 -2032* and Council's *Heritage Strategy 2023-2027* o Actively involve the Aboriginal community in the management of the area's cultural values o Decisions regarding the interpretations of Aboriginal cultural heritage and all aspects of public access to information regarding Aboriginal heritage should be made in consultation with the Traditional Owners
3d 3d	Performance Measures under this Action Plan to assess performance towards achieving management objectives and performance targets Performance Measures under this Action Plan to assess performance towards achieving	• Those who visit Hill 60 Reserve understand the significant Aboriginal heritage values and European heritage values. o There is an increase in art or signage, or events related to the cultural values within the PoM area ▪ Consider developing a future "*Events and Filming Consideration Framework"* in cooperation with the Aboriginal community as a first step then once a draft framework has been developed then consultation with stakeholders more widely (especially those with an understanding of the military history) can be undertaken. The aim of the future framework would be to fit within the existing AHIP and *Heritage Act 1977* approvals and to demonstrate sensitivity to the area's complex heritage and cultural values. o There is a decrease in vandalism, abandoned vehicles and illegal dumping within the PoM area o Implementation of the Landscape Master Plan results in a park area with finishes, park furniture, art works, regulatory signage, etc of high quality and robust materials o Native Vegetation is free of weeds and not subject to vandalism o Lawn areas are well maintained

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
3 Action Plan for Hill 60 Crown Reserve 97344 PoM		
	management objectives and performance targets - continued	○ Visitation increases without excessive impact on park areas or threats to vegetated areas • Marine Rescue is issued a licence agreement in accordance with the CLM Act. • Gliding activities are under development consent conditions and a licence agreement or cease • Progress towards adaptive reuse of the military tunnels in the future • Enforcement actions decrease as visitors to the PoM area obey regulatory signage aimed at public safety ○ Rock fishermen wear life jackets ○ Swimming at the unpatrolled beach decreases *This area of the PoM Information Schedule is intentionally blank*

Hill 60 Crown Reserve Number 97344 Plan of Management Information Schedule		
4.How the Hill 60 Crown Reserve Number 97344 PoM was made by Council		
	CLM Act 2016 PoM Development Step	**Completion Date of the PoM Process**
4a	**Step 1** - Council classifies Hill 60 Crown Reserve Number 97344 as Community Crown Land with an initial community land category of Park – related to its Public Recreation Purpose.	**Step 1** – Completed by **14 March 2019** DPHI – Crown Lands Departmental Correspondence and Council's resolution of 29 October 2018.
4b	**Step 2** – Council resolves on 27 May 2019 to prepare CLM Act PoMs in three (3) Stages: **Stage 1** – preliminary community consultation on proposed community land categories for 46 Crown Reserves (including Hill 60 Crown Reserve Number 97344) **Stage 2** – prepare draft PoMs – a Crown Reserves PoM for most reserves and a few limited Site-Specific PoMs **Stage 3** - Exhibiting Draft PoMs subject to Council resolution and Minister's Consent to exhibit	**Step2 -Stage 1** - Preliminary Community Consultation on Proposed Community Land Categories for 46 Crown Reserves (including Hill 60) occurred from 8 October 2019 – 8 November 2019. **Step 2- Stages 2 & 3** – Preparing draft PoMs is ongoing. For this Hill 60 PoM, targeted community consultation in accordance with Section 112 of the *LG Act (General) Regulation 2021* was held from 7 March 2024 until 5 April 2024. The proposed community land category was supported by the feedback received.
4c	**Step 3** - Council resolved to refer the Draft Hill 60 Crown Reserve PoM to DPHI- Crown Lands on 6 May 2024	The Draft PoM was granted approval to exhibit for public comment on 26 March 2025. Also, Crown Lands directed Council to update the draft PoM with the 23 May 2025 gazettal information.
4d	**Step 4** – Public Exhibition of the Draft PoM	During the Public Exhibition Period: • Council posted information on Council's website including our public notice page from 3 July – 1 September 2025 • Notified stakeholders by letter or email of the exhibition period. • Provided hard copies of the draft PoM in Council libraries. • Held on site information kiosk on site at Hill 60 on 17 July 2025. • Met with stakeholders as opportunities arose.
4e	**Step 5** – Consideration of Submissions	Council considered the results of the public exhibition period on 27 October 2025
4f	**Step 6** – Resolution of Council	Council resolved *[insert when resolution completed]* at its meeting of *[insert date when completed]*
4g	**Step 7** – To be determined pending step 6 conclusion	

PoM Appendix Document Note

This Plan of Management for Hill 60 Crown Reserve Number 97344 includes the following Appendices in a separate document that forms part of this PoM.



The PoM Appendix Document includes further details to meet CLM Act PoM requirements including:

- Photographs – Condition of Improvements and Land
- Legislative Framework
- Ngaraba-aan Trail Map
- Hill 60 Landscape Master Plan Information
- State and Local Heritage Items – Mapping and extracts from the Conservation Management Plan
- Hill 60 Crown Reserve Number 97344 Aerial Photography Record Maps 1941 – 2023
- 23 May 2025 Gazettal



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



Wollongong City Council

Plan of Management for Hill 60 Reserve Appendix

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Acknowledgement

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

We pay respect to Elders past, present and those emerging and extend our acknowledgement and respect to all Aboriginal people who call this city home.

We recognise Aboriginal 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 this city.

Under this Plan of Management ('PoM') for Hill 60 Crown Reserve Number 97344, the community land category of Area of Cultural Significance has been applied to most of the reserve as a result of consultation with Aboriginal people traditionally associated with the land in accordance with the requirements of the Local Government (General) Regulation 2021[1] The comment below was provided during the consultation process. It describes connection to the land.

"The landscape of Hill 60 is an historic landscape with sacred sites. The connection our people have with this land gives our people their identity and sense of belonging. Country was, and still is to many, a place of learning."



View from top of observation deck at Hill 60

March 2024

[1]Refer: section 112 of the Regulation. Consultation carried out in March and April 2024.

Key information for Appendix Document – Part of Draft PoM for Hill 60

This Appendix Document is part of the Hill 60 Crown reserve number 97344 Plan of Management (PoM) that has been prepared by Wollongong City Council.

This "*Appendix Document – Part of the PoM*" provides information that is required in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*, as well as supplemental information such as aerial photography from 1941 to 2023. Please see the Table of Contents page for further details.

Document Control Document ID: Appendix Document – Part of Hill 60 Crown Reserve 97344 Plan of Management		
Revision Number	Adoption Date/In force Date	Revision Details
1st Draft to Exhibit as Part of the Hill 60 Crown Reserve Number 97344 Plan of Management	N/A	6 May 2024 Council resolution to refer Draft PoM including this Appendix document to Crown Lands seeking authority to exhibit for public comment.
2nd Draft to Exhibit	N/A	Draft PoM Appendix document is updated for 2025 Exhibition Period as required to reflect 2025 Exhibition Period Draft Plan of Management document – updates, formatting corrections and adding 23 May 2025 Gazettal details.
3rd Draft	N/A	27 October 2025 Amended / Updated Draft reported to Council.

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Introduction to Appendix Document – Part of Draft PoM for Hill 60

This **Appendix Document forms part of the Plan of Management (PoM)** that applies to the Crown reserve number 97344 located at Hill 60 in Port Kembla.

As described in the separate PoM document, the land under the PoM can be accessed via Military Road and Gloucester Boulevard by vehicle and by the Ngaraba-aan Cultural Trail on foot. The Ngaraba-aan Cultural trail begins north of the PoM area at Port Kembla Heritage Park / MM Beach, goes through the PoM area and then leads to Coomaditchie Lagoon. The Ngaraba-aan speaks to the continuous Aboriginal connection to this land, dispossession, military strongholds on the headland because of World War II and the growth of surrounding Port Kembla in the post war years fuelled by migration. The PoM area is the green portion of headland of Hill 60, shown in red outline in Figure 1.

Please also consider the PoM document under separate cover as well as this Appendix Document that supports the PoM by providing detailed site photographs, aerial mapping over time and other background information to enable a better understanding of the plan of management. Figures 1 -2 in this Appendix Document are the same as figures 1 – 2 in the PoM document.



View looking north at end of the path to Fisherman's Beach – showing southern view of Boilers Point

Figure 1 Crown Reserve Number 97344 Hill 60 PoM Area Map



Figure 2 Hill 60 Crown Reserve Number 97344 Existing Uses & Development Map



Figure 3 Community Land Category Map - North

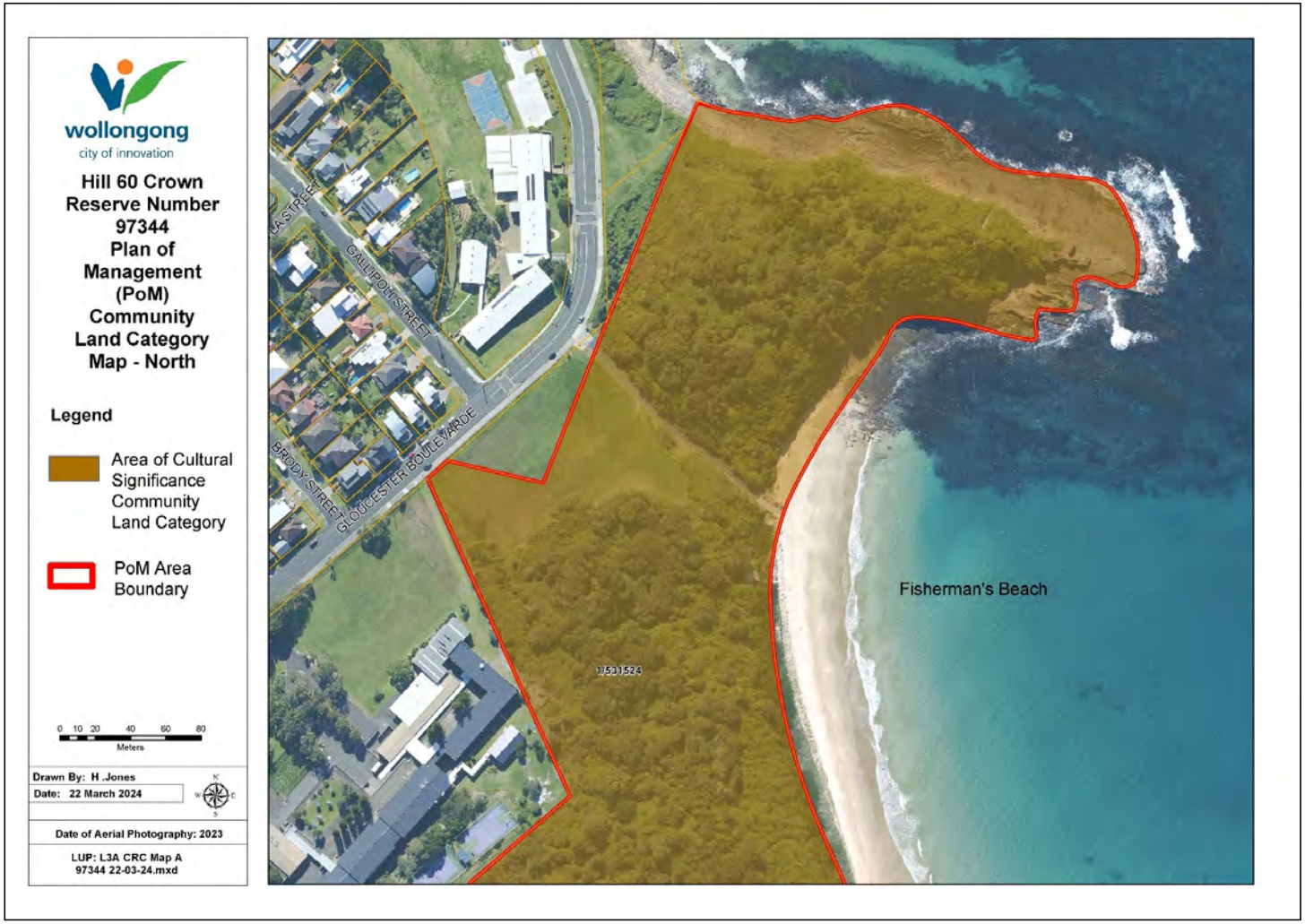
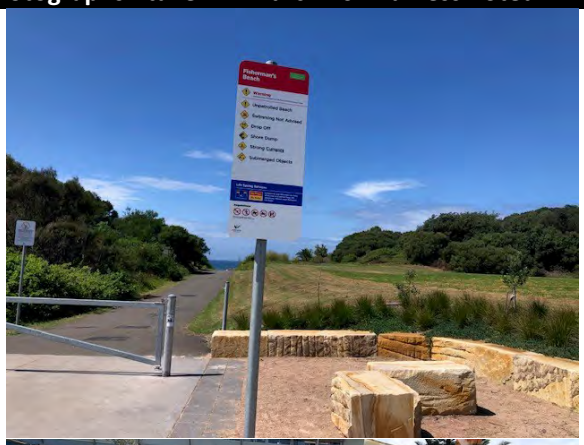
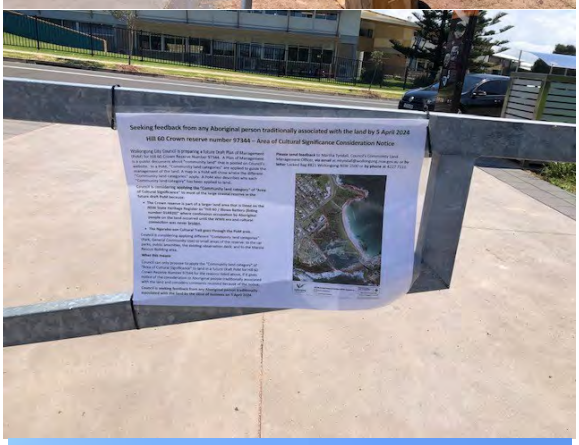


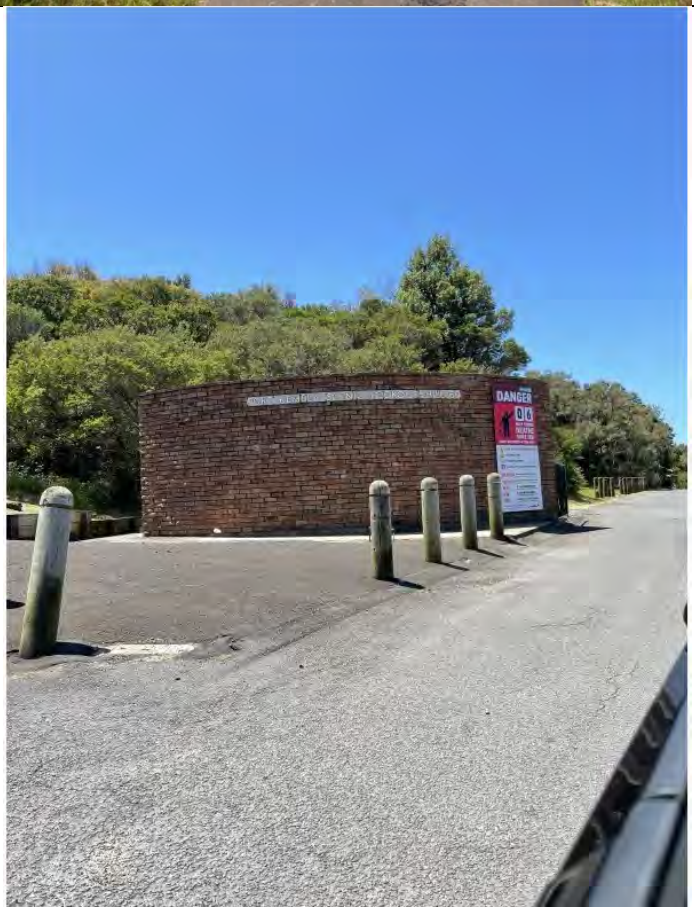
Figure 4 Community Land Category Map - South



Hill 60 PoM Appendix – Photographs – Condition of Improvements and Land

Site Photographs - taken in March 2024 unless noted	Comment
	**Fisherman's Beach Ngaraba-aan Trail** Point Signage **Location:** installed within road reserve adjoining the Crown Reserve boundary. Port Kembla Public School is across the road. This Council asset that is outside of the PoM area is included here as it is an example of the current interpretive signage describing the Cultural Significance of Fisherman's Beach and Hill 60. The road reserve adjoins the PoM area.
	**Entry gate** **Asphalt path** to Fisherman's Beach **Regulatory Signage** for Bushcare site **Location:** Asphalt path to Fisherman's Beach is in the PoM area. Entry gate is within the Road reserve as is stone blocks. Lawn area, vegetation are within the PoM area.

Site Photographs - taken in March 2024 unless noted	Comment
  	**Unpatrolled Beach Sign** for Fisherman's Beach – warning of dangerous dumps, currents as well. **Sandstone blocks** provide seating and create additional barrier to vehicle access. **Location:** installed within Road reserve adjoining the Crown Reserve boundary in the north close to Gloucester Boulevarde. **East of the gate** is within the Crown Reserve Hill 60 Number 97344 land area. This photograph is of the *Section 112 Local Government (Regulation) 2021* notice to Aboriginal people traditionally associated with the land placed on site from 8 March to 5 April 2024. The notice is required when a draft PoM categorises land as an Area of Cultural Significance because of Aboriginal community connection. **Regulatory Signage** in poor condition along the Fisherman's Beach Path **Coastal vegetation** **Location:** Within Lot 1 DP 531524 within the northern area of the Crown reserve Number 97344 that is closer to Gloucester Boulevarde.

Site Photographs - taken in March 2024 unless noted	Comment
	**View of Fisherman's Beach** from the asphalt path. The path was repaved in 2022. **Coastal vegetation** **Location:** Within Lot 1 DP 531524 within the northern area of the Crown reserve Number 97344 that is closer to Gloucester Boulevarde.
	**Existing Amenities Block –** Site Photograph – August 2022 **Location** – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road, this Amenities block is at the juncture of a fork in the access road.

Site Photographs - taken in March 2024 unless noted	Comment
	Public Place **Signage** Picnic **Shelter** **Artwork** – Eye on the Horizon 2021 • Artwork **Information Plinth** • Gravel ground treatment **Lawn** **Existing Vegetation** near Picnic Shelter and along coastal cliff edge of Hill 60 **Location** – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road and taking the **right** fork at the existing Amenities you will find these improvements on the land.
	**Signage** – Bitou Bush Control Aerial Control **Location** – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road and taking the **right** fork at the existing Amenities you will find this sign **on the lawn area near** the vegetated southwest coastal cliff edge.

Site Photographs - taken in March 2024 unless noted	Comment
	**Carpark south** includes bollards on the southern edge **Vegetated Cliff edge** of Hill 60 **Marine Rescue Building** with radio mast, stairs, ladder Part of **existing Work Zone** for Masterplan Stage 1 Accessible Viewing Area project **Lighting Pole** **Location** – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road and taking the **right** fork, you will find the area.
	**Another view** of the existing **Car park south** with stone blocks to stop parking on the raised lawn area • Lighting poles and existing amenities block in the background. • Bins **Location** – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road and taking the right fork at the existing Amenities, you will find this area.
This area is intentionally blank	*This area is intentionally blank*

Site Photographs - taken in March 2024 unless noted	Comment
	**2022 site photograph of the closed tunnels** that are on the same part of Hill 60 as the Marine Rescue Building
	Through the fencing the entrance to the **closed Military Tunnel** can be seen here in this 2024 photograph. The area is heavily graffitied. **Location** – Within Lot 1 DP 614555 – Using the entrance to Hill 60 at the end of Military Road and taking the right fork at the existing Amenities, you will find this area. .

Site Photographs - taken in March 2024 unless noted	Comment
 **Location** – Lot 1 DP 614555 is the land that is the cliff face of Hill 60. It is land north of the small parking area opposite the fenced portion of the Sydney Water land.	**A view from Sydney Water land** that is south of the PoM area shows more of Hill 60. It shows: • The **access road** within the PoM area enables Sydney Water through access to their land and facilities to the south. • **Vegetation** on the cliff face • The **Marine Rescue Building** o The dominance of the Marine Rescue Building is a function of its purpose of emergency service response – to provide surveillance of the coast and to respond to calls for help – coast guard services.
	Also, on Sydney Water land – **some recent graffiti** on the base of the Sign warning of the number of deaths from Rock Fishing. Also, in the far distance in the photograph is a pole with a life preserver.
	This ***Deaths form Rock Fishing signage on Sydney Water land*** was first installed in 2021 with a notation of 5 deaths. In 2024 the sign has a note of 6 deaths. Council and Sydney Water worked cooperatively in sign development. Sydney Water has also **installed bollards and Regulatory** Signage just south of the Danger sign.

Site Photographs - taken in March 2024 unless noted	Comment
	2021 Sign photograph taken when the sign was first installed – 5 deaths Noted.
 	The **Regulatory Sign at the bollards states** "*No go zone. Do not harm. Penalties under the National Parks and Wildlife Act 1974 and Heritage Act 1977 apply*" The **Red and White Regulatory Sign** about the requirement to wear a life jacket when rock fishing. Also on that sign pole is a collection tube for fishing net/line to protect marine wildlife. **Location:** Sydney Water Land
	A portion of this rocky outcrop is with Lot 1 DP 614555 at its southern boundary. **Location:** Figure 1 in the PoM document is a better map of land contained in Lot 1 DP 614555.

Site Photographs - taken in March 2024 unless noted	Comment
	This is the "**car park north**" that is located near the Observation Deck in Figure 2 or also labelled as the "Radar Ops Building" in Figure 3. • A small storage building • Behind the red vehicle in the photograph is faded marking to indicate a location for emergency helicopter landings. **Location:** This area is found after taking the Left fork at the Amenities Block. It is within Lot 1 DP 531524.
 	**Observation Deck** looks south to Five Islands **Existing Vegetation** surrounds the built items. **Location:** This area is found after taking the Left fork at the Amenities Block. It is within Lot 1 DP 531524 **Radar Ops Building** or **Observation Deck** looks west, towards the **car park north** o helicopter landing marking in car park o metal railing along car park boundary o with **concrete path**, **stairs** and **handrails** leading to the **Observation Deck** or **Radar Ops Building**

Site Photographs - taken in March 2024 unless noted	Comment
  	**Bench seating** in poor condition – looking south to the Observation Deck. **Glider take off point** – concrete path / gravel / bare ground area is shown looking south and looking north towards vegetation and fisherman's beach. **Trig station and Observation Deck** looking north and picnic table **Location:** This area is found after taking the Left fork at the Amenities Block. It is within Lot 1 DP 531524
	**View from Observation Deck** looking towards the Marine Rescue Building and the Stage 1 Masterplan Accessible Viewing Area works. **Location:** The Observation Deck is within Lot 1 DP 531524 (northern part of Crown Reserve 97344). The works in view are within Lot 1 DP 614555 at the existing "car park south small" in Figure 2.
  	At the "Car park north" – a boulder with **an interpretive plaque** has been vandalised long ago. The car park includes a **retaining wall** that shows the **"Car park North Small" asphalt pavement** too.

Site Photographs - taken in March 2024 unless noted	Comment
 	At the "**Car park North Small**" (See Figure 2 Existing Uses and Developments) there is a small amount of parking, **failing signage** and **bollards** and **existing debris**. **Debris was removed** after a request for park maintenance was lodged. • This area is not subject to the works being undertaken as of March 2024, but may be part of future masterplan works subject to grant funding and further community consultation as another viewing area, and only to an extent provided for under the AHIP (Aboriginal Heritage Impact Permit) and *Heritage Act 1977* approvals for implementing Hill 60 Landscape Masterplan. This area is shown in Figure 3 as "Future Viewing Area"
	**End of the access road** that is part of "Car park North Small" with No Parking clearly marked at this end point.

Site Photographs - taken in March 2024 unless noted	Comment
	**Vegetation** looking towards Fisherman's Beach **at the end of the Access Road** that is part of the "Car park North Small"

End of this Photographic Record of improvements and land condition at the time of making this PoM

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Hill 60 PoM Appendix - Legislative Framework

The primary legislation that impacts on how community land is managed or used is briefly described below. You can find further information regarding these acts at www.legislation.nsw.gov.au.

Local Government Act 1993

Section 35 of the Local Government Act 1993 (LG Act) provides that community land can only be used in accordance with:

- the plan of management applying to that area of community land, and
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land, and
- the provisions of Division 2 of Chapter 6 of the Act.

Section 36 of the Act provides that a plan of management for community land must identify the following:

a) the category of the land,

b) the objectives and performance targets of the plan with respect to the land,

c) the means by which the council proposes to achieve the plan's objectives and performance targets,

d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets,

and may require the prior approval of the council to the carrying out of any specified activity on the land.

A plan of management that applies to just one area of community land:

a) must include a description of:

(i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and

(ii) the use of the land and any such buildings or improvements as at that date, and

b) must:

(i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and

(ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and

(iii) describe the scale and intensity of any such permitted use or development.

Land is to be categorised as one or more of the following:

a) a natural area

b) a sportsground

c) a park

d) an area of cultural significance

e) general community use

Land that is categorised as a natural area is to be further categorised as one or more of the following:

a) bushland

b) wetland

c) escarpment

d) watercourse

e) foreshore

f) a category prescribed by the regulations.

Additionally, under section 36 of the LG Act, a site-specific PoM must be made for land declared:

- as critical habitat, or directly affected by a threat abatement plan or a recovery plan under threatened species laws (sections 36A(2) and 36B(3))
- by council to contain significant natural features (section 36C(2))
- by council to be of cultural significance (section 36D(2)).

Community Land Category Core Management Objectives that apply to land under this PoM

As noted in the separate primary PoM document and shown in this Appendix document as Figures 3 and 4, the community land categories of Area of Cultural Significance, Park and General Community Use apply to land under the PoM.

For an area of cultural significance, the core management objectives as per the *Local Government Act 1993* are set out in section 36H of the LG Act.

36H Core objectives for management of community land categorised as an area of cultural significance

(1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.

(2) Those conservation methods may include any or all of the following methods—

(a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,

(b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,

(c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,

(d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),

(e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.

(3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.

36G Core objectives for management of community land categorised as a park

The core objectives for management of community land categorised as a park are—

(a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and

(b) to provide for passive recreational activities or pastimes and for the casual playing of games, and

(c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

36I Core objectives for management of community land categorised as general community use

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public—

(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and

(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

The LG Act also has requirements that will apply to Crown Land under a CLM Act PoM. These are sections 46A, 47, 47A, 47AA, 47B, 47C and 47D of the Local Government Act.

46A Means of granting leases, licences and other estates

(1) A plan of management is to specify, in relation to the community land to which it applies, any purposes for which a lease, licence or other estate may be granted only by tender in accordance with Division 1 of Part 3.

(2) Nothing in this section precludes a council from applying a tender process in respect of the grant of any particular lease, licence or estate.

(3) A lease or licence for a term exceeding 5 years may be granted only by tender in accordance with Division 1 of Part 3, unless it is granted to a non-profit organisation.

47 Leases, licences and other estates in respect of community land—terms greater than 5 years

(1) If a council proposes to grant a lease, licence or other estate in respect of community land for a period (including any period for which the lease, licence or other estate could be renewed by the exercise of an option) exceeding 5-years, it must—

(a) give public notice of the proposal (including on the council's website), and

(b) exhibit notice of the proposal on the land to which the proposal relates, and

(c) give notice of the proposal to such persons as appear to it to own or occupy the land adjoining the community land, and

(d) give notice of the proposal to any other person, appearing to the council to be the owner or occupier of land in the vicinity of the community land, if in the opinion of the council the land the subject of the proposal is likely to form the primary focus of the person's enjoyment of community land.

(2) A notice of the proposal must include—

- information sufficient to identify the community land concerned
- the purpose for which the land will be used under the proposed lease, licence or other estate
- the term of the proposed lease, licence or other estate (including particulars of any options for renewal)
- the name of the person to whom it is proposed to grant the lease, licence or other estate (if known)
- a statement that submissions in writing may be made to the council concerning the proposal within a period, not less than 28 days, specified in the notice.

(3) Any person may make a submission in writing to the council during the period specified for the purpose in the notice.

(4) Before granting the lease, licence or other estate, the council must consider all submissions duly made to it.

(5) The council must not grant the lease, licence or other estate except with the Minister's consent, if—

(a) a person makes a submission by way of objection to the proposal, or

(b) in the case of a lease or licence, the period (including any period for which the lease or licence could be renewed by the exercise of an option) of the lease or licence exceeds 21 years.

(6) If the council applies for the Minister's consent, it must forward with its application—

- a copy of the plan of management for the land
- details of all objections received and a statement setting out, for each objection, the council's decision and the reasons for its decision
- a statement setting out all the facts concerning the proposal to grant the lease, licence or other estate
- a copy of the public notice of the proposal
- a statement setting out the terms, conditions, restrictions and covenants proposed to be included in the lease, licence or other estate

- if the application relates to a lease or licence for a period (including any period for which the lease or licence could be renewed by the exercise of an option) exceeding 21 years, a statement outlining the special circumstances that justify the period of the lease or licence exceeding 21 years
- a statement setting out the manner in which and the extent to which the public interest would, in the council's opinion, be affected by the granting of the proposed lease, licence or other estate, including the manner in which and the extent to which the needs of the area with respect to community land would, in the council's opinion, be adversely affected by the granting of the proposed lease, licence or other estate.

(7) On receipt of the application, the Minister must request the Director of Planning to furnish a report concerning the application within such period as the Minister specifies.

(8) After considering the application and any report of the Director of Planning, the Minister, if satisfied that—

(a) subsections (1), (2) and (6) have been complied with, and

(b) such consent would not contravene section 46, and

(c) in all the circumstances, it is desirable to grant consent, may consent to the granting of a lease, licence or other estate in respect of the whole or part of the land to which the application relates, subject to such terms and conditions as the Minister specifies.

(8AA) The Minister may consent to a lease or licence referred to in subsection (5)(b) only if the Minister is satisfied that there are special circumstances that justify the period of the lease or licence exceeding 21 years.

(8A) On request by any person, the Minister must provide that person, within 14 days of that request, with a written statement of reasons for consenting to, or refusing to consent to, the granting of a lease, licence or other estate in accordance with subsection (8).

(9) The Minister's consent is conclusive evidence that the council has complied with subsections (1), (2) and (6).

(10) For the purposes of this section, any provision made by a lease or licence, or by an instrument granting any other estate, in respect of community land, according to which the council—

(a) would suffer a disadvantage or penalty if the same or a similar lease, licence or estate were not to be granted, for a further term, after the expiry of the current lease, licence or other estate, or

(b) would enjoy an advantage or benefit if the same or a similar lease, licence or estate were to be so granted, is taken to confer an option for renewal for a term equal to the further term.

47A Leases, licences and other estates in respect of community land—terms of 5 years or less

(1) This section applies to a lease, licence or other estate in respect of community land granted for a period that (including any period for which the lease, licence or other estate could be renewed by the exercise of an option) does not exceed 5-years, other than a lease, licence or other estate exempted by the regulations.

(2) If a council proposes to grant a lease, licence or other estate to which this section applies—

(a) the proposal must be notified and exhibited in the manner prescribed by section 47, and

(b) the provisions of section 47(3) and (4) apply to the proposal, and

(c) on receipt by the council of a written request from the Minister, the proposal is to be referred to the Minister, who is to determine whether or not the provisions of section 47(5)–(9) are to apply to the proposal.

(3) If the Minister, under subsection (2)(c), determines that the provisions of section 47(5)–(9) are to apply to the proposal—

(a) the council, the Minister and the Director of Planning are to deal with the proposal in accordance with the provisions of section 47(1)–(8), and

(b) section 47(9) has effect with respect to the Minister's consent.

47AA Special provisions for leases, licences and other estates granted for filming projects

(1) A council that proposes to grant a lease, licence or other estate in respect of community land under section 47A in order to allow a filming project to be carried out on community land—

(a) that is critical habitat (as defined in section 36A(1)), or

(b) that is directly affected by a recovery plan or threat abatement plan, as referred to in section 36B(2), or

(c) that is declared to be an area of cultural significance under section 36D(1) because of the presence on the land of any item that the council considers to be of Aboriginal significance, must, in addition to complying with section 47A, notify or advertise the proposal in the manner prescribed by the regulations for the purposes of this section.

(2) Despite section 47A(2), a council that is of the opinion that a filming project proposed to be carried out under a lease, licence or other estate granted under section 47A will have a minor impact on the environment and on public amenity may state in the notice of the proposal required by section 47A(2) that submissions in writing may be made to the council concerning the proposal within a period, not less than 7-days, specified in the notice.

(3) Regulations may be made for or with respect to guidelines that must be taken into consideration by councils in determining whether to grant a lease, licence or other estate in respect of community land in order to allow a filming project to be carried out on the land.

47B Lease or licence in respect of natural area

The land under this PoM is not categorised as an area of natural area. Therefore, this section does not apply to land under the PoM.

47C Sublease of community land

(1) In addition to any restrictions created by the lease, community land that is the subject of a lease cannot be sublet for a purpose other than—

(a) the purpose for which, as notified under section 47(2), the land was to be used under the lease, or

(b) a purpose prescribed by the regulations.

(2) A lease is void to the extent that its provisions are inconsistent with this section.

47D Occupation of community land otherwise than by lease or licence

(1) The exclusive occupation or exclusive use by any person of community land otherwise than in accordance with—

(a) a lease, licence or estate to which section 47 or 47A applies, or

(b) a sublease or other title directly or indirectly derived from the holder of such a lease, licence or estate, is prohibited.

(2) This section does not apply to—

(a) the occupation or use of part of the site of a senior citizens' centre or home or community care facility by a duly appointed manager of the centre, or

(b) the occupation or use of community land by persons, and in circumstances, prescribed by the regulations.

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Council plans, policies and supporting documents relating to this plan of management

Wollongong City Council is a local unit of government pursuant to the LG Act 1993. Council develops plans, policies, strategic supporting documents to enable its function to serve the public. Council's plans, polices and strategies that are concerned to some extent with the management of community land generally and in some cases with Hill 60 specifically are listed here in this section of the Appendix document.

These documents, plans and policies have been considered when preparing this PoM and will create part of the legislative framework the management of the land and any use, activity, development or tenure.

Hill 60 Conservation Management Plan

Conservation Management Plan	Explanation of Plan
 Conservation Management Plan for Hill 60 Landscape Master Plan Area 7 May 2020 Part of the AHIP Application 	This 7 May 2020 "*Conservation Management Plan for Hill 60 Reserve*" (CMP) forms part of the Aboriginal Heritage Impact Permit (AHIP) to implement the Hill 60 Landscape Masterplan. The CMP also provides forms part of any approvals obtained under the Heritage Act 1977. The Conservation Management Plan provides conservation management policies and strategies for both Aboriginal and Non-Aboriginal (Military era) heritage items – intangible (cultural) and tangible (built forms or other artefact types) and applies across the entire State Heritage Register Listing area (includes MM Beach and the headland) – being *State Heritage Register Listing Number 01492 – Hill 60, Illowra Battery* Limited extracts from the CMP are in this Appendix (pages 31-42) and include: • Summary of Themes • Chronically history – up to the 1980s • Example of an Inventory Schedule – the Marine Rescue Building The CMP identifies Aboriginal Cultural Material to a level to conserve and manage under the Aboriginal Heritage Impact Permit to implement the Landscape Masterplan. Specific details are not provided here as it is not for Council to share Aboriginal cultural information. Sharing cultural information is the realm of Aboriginal people traditionally associated with the area. Such information may be shared as an outcome of future Aboriginal Artwork and interpretive signage projects. The CMP identifies 27 built heritage items across the PoM area that relate to the WWII era various conditions ranging from not safe structurally to excellent.

Conservation Management Plan	Explanation of Plan

Table 6: Overview of Australian, NSW and local themes of relevance to Hill 60

Australian Theme	NSW Theme	Local Theme(s)
Tracing the natural evolution of Australia	Environment – naturally evolved: features which have significance independent of human intervention and those that influence human life and culture	The environmental context of this place was fundamental to Aboriginal life for thousands of years before European settlement and continues to be of great importance afterwards. Its resources have sustained life and past and present communities have a strong cultural attachment to this place. The environment of the study area has also been of great importance to European occupation for its resources, its aesthetic qualities and particularly during the war years for its defensive opportunities.
Peopling Australia	Aboriginal cultures and interactions with other cultures	The Study Area is part of the Dharawal lands and is known on existing evidence to have been occupied by them for several thousands of years up to 17,000 years and probably much longer. There is a unique archaeological resource that demonstrates this association. The study area and its history encapsulate the history of pre-settlement Aboriginal life and the impacts of European settlement. The subsequent lives of Aboriginal people demonstrate the relationship that evolved between the traditional owners and the newcomers as well as the changes to traditional ways of living and strategies evolved to manage the new circumstances. The study area also has an important role in demonstrating the struggle to obtain recognition for land rights. This place retains a strong cultural attachment for the present community.

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Conservation Management Plan	Explanation of Plan

Australian Theme	NSW Theme	Local Theme(s)
Developing local, regional and national economies	Environment – cultural landscape. Activities associated with the interactions between humans, societies and the shaping of their surroundings	The entire Hill 60 area is a complex cultural landscape that encompasses evidence and associations that date back thousands of years for Aboriginal life and to the end of the eighteenth century onwards for European exploration and settlement. The entire Study Area can demonstrate the issues between Aboriginal land rights and European occupation. It has strong associations for both, and its documented history illustrates the impact of European occupation on Aboriginal lives since first settlement in the area. Hill 60 is also a landscape that has been shaped particularly by events that have associations well beyond Australia, in this case the impact of WWII on Australia and its concerns over possible invasion.
	Commerce	The large pastoral estates produced products for use and sale. Smaller industries also developed for commercial reasons such as timber-getting. A distinctive and specific local industry was the fishing trade developed by the Aboriginal community from the middle years of the nineteenth century through to the twentieth century.
	Events	The Study Area is associated with the impacts of various periods of European occupation on the Aboriginal communities resulting in dispossession and the stolen generation and the efforts of that community to obtain recognition and rights. It is also one that documents the impact of war on the country in the twentieth century. The history of the Study Area strongly demonstrates the impacts of defence on local Aboriginal communities. Thirdly it also has associations with nationally significant industrial works and improvements.
	Exploration	The Study Area figures in two significant planned explorations being that of James Cook and the Endeavour who named Red Point and Bass and Flinders who reference this area and its Aboriginal community.

Australian Theme	NSW Theme	Local Theme(s)
	Fishing	The Study Area has been an important place for Aboriginal fishing for thousands of years. The establishment of a successful fishing trade or industry in the nineteenth century and through to the twentieth century is an important part of the independent survival of this community and a relatively rare example of this type. Fishing has also been an element in the European appreciation of the area and continues to be a recreational pursuit for the contemporary community.
	Industry	The Study Area is closely associated with the growth of Port Kembla port as well as industries that developed in association with or supporting the iron and steel works including extraction and processing works and sand mining. The development of industry had a profound effect on the availability of natural resources and the livelihood of the Aboriginal people of the area.
	Mining	As for industry, the study area has a close association with the coal mining industry of the Illawarra, Port Kembla and industries associated with it. The development and later expansions of the mining industry had a profound effect on the availability of natural resources and the livelihood of the Aboriginal people of the area.
	Pastoralism	The Study Area is a part of one of the first five grants made to Europeans in the area. Illawarra Farm and later Five Islands Estate was associated with pastoral development although the study area is not specifically known to have been used for this purpose
	Science	The study area includes the site of the Illowra Trig Station
	Technology	The archaeological evidence of Aboriginal life over many thousands of years has the potential to demonstrate developing technology of the tool kit.
Building settlements, towns and cities	Land Tenure	The Study Area has been home to the Dharawal people for many thousands of years. In recent history it has been a place of contested ownership and an important place in the struggle for land rights and recognition. For European occupation this was one small part of one of the original five grants made in the Illawarra in the early years of the nineteenth century. The estate stayed intact until the later years of the nineteenth century.

Conservation Management Plan	Explanation of Plan

Australian Theme	NSW Theme	Local Theme(s)
	Accommodation	Hill 60 has been home to the Tharawal people for thousands of years. The history of its occupation by the Aboriginal community in the twentieth century demonstrates the issues of land rights and recognition and the strong cultural attachment of the present community to this place. The principal domestic associations of this place are with the Aboriginal camp or reserve established here in the nineteenth century. Accommodation for specific periods of occupation, being different phases of military occupation is associated with the Study Area.
Governing	Defence	Hill 60 is part of a larger network of coastal defences created in WWII in those places considered to be of most strategic value and national importance because of its industrial developments. It maintains an extensive and important collection of sites and archaeological evidence that illustrates and documents this role.
	Law and Order	The Study Area has associations with the original and subsequent military garrison stationed on or near the site from the 1820s to provide governance and enforce law and order.
Developing Australia's cultural life	Leisure	The Study Area has a long history of leisure activities in the twentieth century with sites devoted to swimming and golf developed in the 1920s. It has been identified as a local place of recreation during the Depression years and it is currently used for many active and passive leisure activities and recreational fishing.
	Sport	As for leisure this has been the place for several important local initiatives for sporting places including pools, golf courses, hang gliding and more recently a football field
	Persons	This place has particular associations with important members of the local Aboriginal community including Timberry, William Saddler and King Mickey.

CMP Chronological overview of historical themes begins on the next page
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Conservation Management Plan	Explanation of Plan

Table 7: Chronological overview of historical themes

Date	Phase	Event
>17,000 BP	The Landscape of the Unchanged Environment The Landscape of the Dharawal People	The environmental context of the study area was coastal hinterland. Hill 60 would have overlooked a valley to the east, with the Five Islands forming part of a range of hills across the valley. The coastline would have been approximately 15km to the east. The earliest known Aboriginal occupation in the local region dates to 17,000 BP.
6,500 BO	The Landscape of the Unchanged Environment The Landscape of the Dharawal People	Modern sea levels stabilised and coastal lagoons and estuaries such as Lake Illawarra had formed. By this time, Aboriginal occupation in and around Hill 60 is likely to have primarily been dependent upon marine resources.
1770	The Landscape of Exploration	Captain Cook sails up the east coast of Australia and attempts a landing in the vicinity of Red Point.
1796	The Landscape of Exploration	George Bass and Matthew Flinders explore the coast south of Port Jackson in *Tom Thumb II*. They land briefly at Lake Illawarra, which they initially name 'Tom Thumb Lagoon'.
1797	The Landscape of Exploration	Survivors from the wreck of the Sydney Cove travel through the Illawarra on foot and picked up by a fishing boat. There are unconfirmed reports of a confrontation with Aboriginals at Red Point.
1815	The Landscape of Exploration	Charles Throsby leads an overland exploration from Sydney to investigate reports of good grazing country at the Five Islands. He returns with a mob of cattle and is followed shortly after by other pastoralists (e.g. Colonel Johnston, Samuel Terry and George Cribb).
1816	The Landscape of the Dispossessed	Charles Throsby writes to D'Arcy Wentworth proposing actions against the Aboriginal population for reported 'attacks'.

1840s	The Landscape of Change	Large estates began to be subdivided and pastoralism shifts to dairying
1849	The Landscape of Industrialisation	Coal mining commences in the Illawarra
1860s	The Landscape of the Dispossessed	Aboriginal fishing industry established at Berkeley on Lake Illawarra
1876	The Landscape of the Dispossessed	George Timbery and William Saddler granted a boat for fishing
1876	The Landscape of Change	DÁrcy Wentworth inherits the Five Island Estate
1878	The Landscape of Industrialisation	Mount Kembla Coal Mining Company formed
1883	The Landscape of the Dispossessed	King Mickey requests a boat from the Aborigines Protection Board - granted
1887	The Landscape of Industrialisation	Southern Coal Company's coal jetty completed at Port Kembla.
1892	The Landscape of Change	Red Point renamed Port Kembla
1898	The Landscape of Change	*Port Kembla Harbour Act* – government has power to build the eastern breakwater and associated jetties and railway lines.
1900	The Landscape of Change	Parcels of Wentworth's Five Island Estate begin to be sold for industry or resumed for public infrastructure (e.g. the harbour and roads).
1904	The Landscape of the Dispossessed	The New South Wales Public Works Department tries to force the local Aboriginal people off the land about Red Point.
1905	The Landscape of Industrialisation	Smelting operations established on land within Five Islands Estate.
1908	The Landscape of Change	Eastern breakwater at Port Kembla completed.
1908	The Landscape of Industrialisation	Electrolytic Refining and Smelting Company shift equipment and buildings from Dapto to Port Kembla.
1909	The Landscape of Change	Subdivision of Five Islands Estate
1909	The Landscape of Militarisation	Part of Five Islands Estate resumed for defence purposes
1912	The Landscape of Change	*Port Kembla (Northern Breakwater) Act* – government power to build northern breakwater

Conservation Management Plan		Explanation of Plan
1914	The Landscape of the Dispossessed	The New South Wales Public Works Department once again tries to force the local Aboriginal people off the land about Red Point.
1922	The Landscape of Recreation	Port Kembla Golf Club formed
1922	The Landscape of the Dispossessed	Golf Club tries to evict Aboriginal people from Red Point
1927	The Landscape of the Dispossessed	Aborigines at Red Point approach Council for land title
1939-1945	The Landscape of Militarisation	Shore defenced constructed including Illowra Battery at Hill 60
1941	The Landscape of Recreation	Port Kembla Golf Club closed
1942	The Landscape of the Dispossessed	Aboriginal occupants of Hill 60 removed to construct defence works
1944-1948	The Landscape of Militarisation	Defence infrastructure decommissioned
1954	The Landscape of Recreation	Port Kembla golf club relocated
1970	The Landscape of Industrialisation	Port Kembla Mine closes
1980s	The Landscape of Recreation	Recreation reserves gazetted

The example of CMP Inventory Schedule is provided on the next few pages. It is for Item 5 Command Post – WWII era structure – currently the Marine Rescue Building.

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Conservation Management Plan	Explanation of Plan

4.5 Item #5: Command Post (Currently Marine Rescue)

ITEM DETAILS					
Name of Item:	Command Post (Currently Marine Rescue)			**Item Number:**	#5
Other names/descriptions:	"Control Tower No. 1" (Niche, 2015)/"No. 3 Control tower" (Dallas, 2000)/"CP"(1944 Plan)				
Item type:	Built	**Item group:**		Defence	
Item category	Battery	**Local Government Area/s:**		Wollongong City Council	
Location Details:	**Latitude:**		-34.492053°	**Longitude:**	150.916668°
	Zone:	56H	**Eastings:**	308710	**Northings:** 6181314
Primary Address:	Illowra Battery Hill 60 Boilers Point, Port Kembla, NSW 2505				
Significance Assessment:	This is identified as having significance at a local level and is a visually significant component Hill 60 both during and pot WWII use. This item's original elements are assessed to be of High significance to the Hill 60 site.				
Level of Significance:	State: ☐			Local: ☒	

Figure Showing Location of Item:



DESCRIPTION	
Architect or Builder:	War Department, Allied Works Council, for the Coastal Artillery Command
Physical Description:	The Command Post is a reinforced concrete military building built on the crest of Hill 60. Named "Control Tower No. 3 in the Dallas CMP (2000), it is now used by Marine Rescue as a watchtower and communications and co-ordination point. It comprises of

Conservation Management Plan	Explanation of Plan

	a single building with a square footprint with a modern 40m radio mast with three concrete footings. It is the most prominent structure on the headland. There has been substantial modifications to the original fabric in order to facilitate its current use. A detailed inspection of the building (particularly the basement) should be undertaken to determine the extent of rebuilding. The uppers floors and interiors generally are of modern construction.
Physical Condition:	The building is generally in good condition, however there are substantial modifications to the first and top floors. Additional modifications for the use by Marine Rescue include addition of safety guardrails and a ladder, the radio mast, fencing, a metal balcony, windows and roof structures. A detailed inspection is necessary to establish the extent of these modifications.
Construction year(s):	1940
HISTORY and THEMES	
Historical Outline:	This structure, built in 1940, was originally constructed in conjunction with the Breakwater Battery as an Observation Post on Hill 60 (Battery Observation Post (Item #29) Listing Sheet). With the construction of the Illowra Battery in 1942, this location superseded the Breakwater Battery Observation Post as the Command Post of the Kembla Fortress (made up of the three batteries guarding Port Kembla). This structure had a very exposed location, and therefore was deemed as unsuitable as the overall command post for the Kembla fortress, and is marked on plans as 'temporary'. However, its proximity to the gun emplacements, the plotting room/military tunnels and the reduced threat of large-scale assault as World War Two progressed allowed for this item to be used as a significant structure for the battery (Hill 60 Listing sheet, 2010). *Inventory set aside for this item at time of construction was as follows:* *1 Yale Lock 2 keys* *1 Iron-clad switch* *2 bulkhead lights complete* *8 ironclad power points* *2 desks 30 1/2 x 14" shelf under & 2 desk lights* *2 desk chairs complete on platform* (as per Army Logistics Papers, ANA, 1942) In the post war period the fittings were removed, and this structure was selected by marine rescue for use as their watchtower.
National Historical Themes:	2) Peopling Australia: 2.6 Fighting for land; 5) Working: 5.1 Working in Harsh Conditions; 7) Governing: 7.7 Defending Australia; 8) Developing Australia's Cultural Life: 8.1 Organising Recreation, 8.2 Going to the Beach; 9) Marking the Phases of Life: 9.7 Dying;
State Historical Themes:	3) Developing local, regional and national economies: Environment – cultural landscape; 7) Governing: Defence; 8) Developing Australia's cultural life: Leisure; 9) Marking the phases of life: Birth and Death.
INTEGRITY and RESEARCH POTENTIAL	
Archaeological research potential:	The original structure was built prior to the construction of the battery itself. The building has been subject to multiple phases of development which have had a significant impact to the surrounding area. As such, there is low to no archaeological research potential.

Conservation Management Plan	Explanation of Plan

Integrity:	The building and its setting retain a high level of integrity, despite the level of modification to the fabric and original fittings.

HERITAGE LISTINGS

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number
Local Environmental Plan	Gun Emplacement, tunnels and concrete bunkers (built)	6417	26 Feb 2010	2010-76
Local Environmental Plan	Hill 60 (landscape)	6417	26 Feb 2010	2010-76
Heritage Act – State Heritage Register	Hill 60/ Illowra Battery (Landscape)	01492	14 Dec 2001	190

ITEM #5 IMAGES





Image caption:	External view of Command Post, with the modern radio mast, stairs, ladder and control tower- windows prominent. The original concrete structure, however, is still recognisable.	Image caption:	External view showing the Command Post, looking from the Battery Observation Post towards the southeast.
Image year and source:	2019, Purcell	Image year and source:	2015, Niche

Conservation Management Plan	Explanation of Plan

ITEM #5 MAP/PLAN

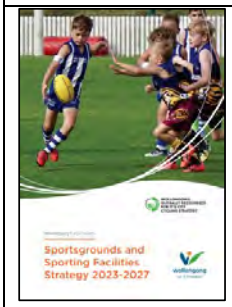


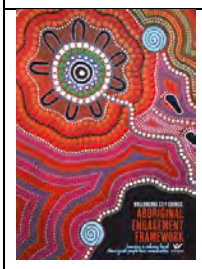
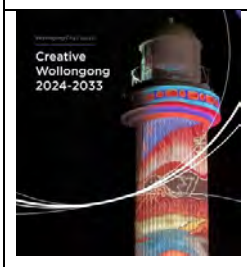
Image caption:	Plan of Illowra Battery showing "C.P." (Circled in red)		
Image year	1944	**Image source:**	Australian National Archives #SP857/6

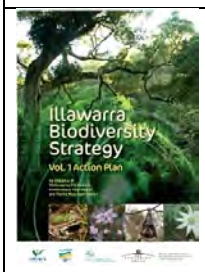
End of CMP Extracts

List of Council Supporting Documents

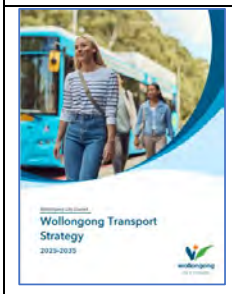
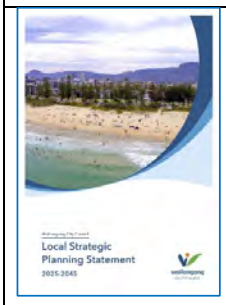
Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
 	On 14/12/2015 Council endorsed the Hill 60 Conceptual Landscape Master Plan. The reserve has great heritage significance and is both State Heritage listed and considered under National Parks and Wildlife Service (NPWS) legislation. The master plan was developed with supporting heritage documentation as advised by the NSW Office of Environment and Heritage (OEH) at the time. A link to the 2015 Master Plan document that is on Council's website is at the link below and includes 4 pages – 2 are shown in the first column to the left. Hill-60-MP 2015 Through the link there is a high-resolution document. The entire Masterplan Area is shown at the link and includes from Port Kembla Heritage Park to the north down to Port Kembla Pool showing the Ngaraba-aan Trail potential path down to the pool in the south and on to Coomaditchie Lagoon and Perkins Beach. Again, It is from 2015 and is conceptual. The Master Plan is implemented by its approvals (the Aboriginal Heritage Impact Permit granted in 2021 for example) and improvements that are constructed under the 2015 Master Plan will reflect the outcome of the later approval processes, further consultation and available resources.

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
 	To the left are the last 2 pages of the 2015 Masterplan **The 2024 Accessible viewing Area project is an example of the later approval and further consultation process being undertaken to implement the Master Plan.** Later in the Appendix is the July 2023 Consultation Plan for the Accessible Viewing Area and the resulting Conversation Snapshot for the Accessible Viewing Area project – What we heard in 2023 and how it shaped the 2024 works. *This space is intentionally blank.*
	**Play spaces** – both traditional playgrounds and natural focused play spaces. There are no playgrounds within Hill 60 – however the principles of using nature for play can apply to the PoM area. Link: Play-Wollongong-Strategy-2014-2024
	Sportsgrounds-and-Sporting-Facilities-Strategy-2023-2027 There are no planned sporting facilities for this PoM Area. While hang gliding or paragliding is a sport or recreational pastime, it is not mentioned as an unstructured and emerging sport in the strategy.
	**Social Infrastructure** - all types (including hard and soft social infrastructure) from community centres to surf clubs to libraries and the organisations that use them. Link: Places-for-People-Wollongong-Social-Infrastructure-Planning-Framework-2018-2028 There are no planned Council social infrastructure upgrades in this PoM. However, this strategy does provide principles and describes there are types of social infrastructure. One type is Council foundation social infrastructure like libraries and another type is social infrastructure run by others like surf clubs.

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	Link: *Animating-Wollongong-Public-Art-Strategy-2022-2032* This Art strategy lays the ground work for how Council approach public artworks within the PoM area including maintenance and life cycle of works. Artworks are planned as part of the Hill 60 Masterplan and artworks currently existing within the PoM area.
	Link: Public-Toilet-Strategy-2019-2029 **Public Toilets** on Council managed land are addressed in this Strategy. There are existing public toilets within the PoM area. The Master Plan proposes new public toilets to replace the existing facility in the future.
	This Strategy applies to the PoM area. Page 9 of the 2023 – 2027 Heritage Strategy includes the following statement for Hill 60: *"Implement the outcomes of the Hill 60 Master Plan in accordance with the relevant approvals and in consultation with the local Aboriginal community and other stakeholders"* Wollongong-Heritage-Strategy-2023-2027
	Link: Wollongong city council Aboriginal Engagement Framework This is the framework that guides our engagement with the Aboriginal community across a wide variety of projects throughout the Local Government Area, including any project, activity or plans within the PoM area.
	Link: Creative-Wollongong-2024-2033 This strategy could be applied to appropriately associated Aboriginal cultural events or events celebrating other historic or natural attributes within the PoM area.

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
  	The Sustainable Wollongong 2030, Climate Change Mitigation Plan 2023-2030 and the Climate Change Adaptation Plan 2022 guide the management of buildings, land and people in the response to climate change. Links: Sustainable-Wollongong-2030 Climate-Change-Mitigation-Plan-2023-30 Climate-Change-Adaptation-Plan 2022 As the Masterplan is implemented there are opportunities for sustainability and climate change mitigation actions – such as tree planting and water saving devices installed in public toilets.
	Illawarra-Biodiversity-Strategy-Volume-1 Illawarra-Biodiversity-Strategy-Volume-2 This links above describe the need to increase the Illawarra's Biodiversity. The PoM area plays a role in the area's biodiversity with its vegetated cliffs and frog habitat and coastal attributes.
	**Tree and plants across the Wollongong Local Government Area** Links: Urban-Greening-Strategy-2017-2037 This plan is focused on increasing the tree canopy in urban settings primarily (such as within road reserves) but acknowledges "Parks and Natural Areas comprise 3% of existing canopy cover within the urban areas of the Wollongong Local Government Area." The canopy within the PoM area is important and acknowledged in the Hill 60 Masterplan.

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	Council has a key role to support the creation of an inclusive city that enables people with disability to participate equally in all aspects of city life. The DIAP 2020-2025 guides Council in meeting its obligations under the NSW *Disability Inclusion Act 2014*. Disability Inclusion Action Plan 2020-2025 (nsw.gov.au) The Accessible Viewing Area Project within the PoM area fits within the aims of this Action Plan.
	**The path of the Grand Pacific Walk** – it traverses along the entire LGA coastline. The Grand Pacific Walk (GPW) will run from the southern end of the Royal National Park to Lake Illawarra, providing an active transport connection to suburbs in our north with those in our south The GPW is a long-term project that already incorporates the shareway at MM Beach that is to the north of the PoM area. Link: Grand-Pacific-Walk-Vision-Report 2013
 2017 Links Wollongong CZMP Study 2017 2017 Action-Plan	The **Wollongong Coastal Zone Study** identified the coastal hazards and the areas potentially impacted by climate change between 2010 and 2100. The **Wollongong Coastal Zone Management Plan** used the hazards assessment to identify and evaluate the risks associated with on-going coastal processes. **Process to Update Wollongong Coastal Management Program** In early 2022, Council began Stage 1 of the multi-year process to prepare a new Wollongong Coastal Management Program (CMP), in accordance with the NSW Coastal Management Framework, which will ultimately replace the Coastal Zone Management Plan. Stage 1 involved scoping the project and has resulted in a Scoping Study that sets the direction for the CMP. Stage 2 is underway, which involves a range of technical studies to fill the data gaps and inform the preparation of the CMP. 2022 – 2025 Links: Wollongong Coastal Management Program Scoping Studies Develop CMP Project Progress 2022 to 2025
	**Port Kembla 2505 Revitalisation Plan 2018 – 2043** This Plan has a vision of "*a connected and beautiful coast walk, from Heritage Park to Port Kembla Beach. The coastal area is a precinct that celebrates indigenous culture, military history and its outstanding natural setting.*" Implementing the Hill 60 Masterplan is part of this plan. *Link:* Pork Kembla 2505 Revitalisation Plan 2018

Supporting Document	The Supporting Document guides use, protection, maintenance, upgrades, and new infrastructure for:
	**Wollongong Community Safety Plan 2021-2025** The 5 areas of focus under the Safety plan are: 1. Property and Environment – Malicious damage including graffiti – Council responded to Graffiti removal requests with the PoM area most recently in January 2024 in line with this plan. 2. Gendered violence – Domestic assault 3. Anti-social behaviour – assault non-domestic (alcohol related) and anti-social behaviour (ASB) including intimidation, stalking and harassment 4. Personal property – fraud, steal from a motor vehicle, motor vehicle theft 5. Perceptions – perceived and actual community safety. *Link:* Wollongong-Community-Safety-Plan-2021-2025
	**Wollongong Transport Strategy 2025 – 2035** This Strategy provides a framework for Council to advocate for and implement better transport services and infrastructure upgrades to support the area's future. It supports the ways people move through the LGA —whether walking, rolling with mobility aids, cycling, driving, using micromobility, freight, and public transport. *Link:* Wollongong-Transport-Strategy-2025-2035.pdf
	**Wollongong Local Strategic Planning Statement 2025-2045** The LSPS is a plan to guide land use planning in Wollongong Local Government Area (LGA) over the next 20 years. 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. *Link*: Wollongong Local Strategic Planning Statement 2025-2045

Council Policies likely to affect use of PoM land

Council Policy Name/ Link to Document on Council Website	Year adopted
Community Engagement Strategy	**2024**

Council Policy Name/ Link to Document on Council Website	Year adopted
Community Participation Plan	**2023**
Dogs on Beaches and Parks  Red hatching – Dogs not permitted Orange hatching Dogs on beaches permitted timed access on leash. There is no off-leash access for Dogs on Fisherman's Beach.	**2024**
Community and Sporting Group Rentals	**2024**
Community Recognition Program	**2024**
Commercial-Fitness-Training-Activities-on-Public-Open-Space	**2022**
Commercial-Surf-School-Activities-on-Foreshore-Public-Open-Space	**2022**
Clothing-Collection-Bins-on-Council-Land	**2024**
Wollongong Community Safety Plan 2021-2025	**2021**
Electric-Vehicle-Charging-Stations-on-Public-Land	**2023**
Establishment and Maintenance of Alcohol-Free Zones on Public Roads and Footpaths	**2024**
Graffiti Management	**2023**
Encroachment	**2024**
Sponsorship of Council Activities	**2024**
Volunteer Management	**2023**
Unsolicited Proposals	**2023**
CCTV Code of Practice	**2022**
Civil and Green Infrastructure Works Notification	**2024**

Council Policy Name/ Link to Document on Council Website	Year adopted
Compliance and Enforcement	2022
Corporate Emergency Planning	2018
Wollongong-DCP-2009-Chapter-E10-Aboriginal-Heritage	2010
Wollongong-DCP-2009-Chapter-E11-Heritage-Conservation	2010
Wollongong-DCP-2009-Chapter-E23-Riparian-Land-Management	2022
Wollongong-DCP-2009-Chapter-E20-Contaminated-Land-Management	2017
Wollongong-DCP-2009-Chapter-E18-Native Biodiversity Impact Assessment	2023
Wollongong-DCP-2009-Chapter-E13-Floodplain-Management	2020
Wollongong-DCP-2009-Chapter-E14-Stormwater-Management	2020
Wollongong-DCP-2009-Chapter-E12-Geotechnical-Assessment-of-Slope-Instability	2021
Wollongong-DCP-2009-Chapter-E16-Bush Fire Management	2024
Wollongong-DCP-2009-Chapter-E17-Preservation and Management of Trees and Vegetation	2023
Wollongong-DCP-2009-Chapter-E19-Earthworks	2017
Wollongong Local Environmental Plan 2009	2025
Sustainable Procurement	2020
Council Property Management - Hardship Assessment Framework	2017
Leasing and Licensing	2023
Request for Owners Consent for Development Proposals on Council Owned or Managed Land	2017
Risk Management Framework	2023
Asset Management	2022
Wollongong-CBD-Night-Time-Economy	2023
Planning-Agreements	2023
Outdoor Dining	2022

Crown Land Management Act 2016

Crown reserves are land set aside on behalf of the community for a wide range of public purposes, including environmental and heritage protection, recreation and sport, open space, community halls, special events and government services.

Crown land is governed by the CLM Act, which provides a framework for the state government, local councils and members of the community to work together to provide care, control and management of Crown reserves.

Under the CLM Act, as Council Crown land managers, councils manage Crown land as if it were public land under the LG Act. However, it must still be managed in accordance with the purpose of the land and cannot be used for an activity incompatible with its purpose – for example, Crown land assigned the purpose of 'environmental protection' cannot be used in a way that compromises its environmental integrity.

Councils must also manage Crown land in accordance with the objects and principles of Crown land management outlined in the CLM Act. The objects and principles are the key values that guide Crown land management to benefit the community and to ensure that Crown land is managed for sustainable, multiple uses.

Principles of Crown land management

- Environmental protection principles are to be observed in the management and administration of Crown land.
- The natural resources of Crown land (including water, soil, flora, fauna and scenic quality) will be conserved wherever possible.
- Public use and enjoyment of appropriate Crown land are to be encouraged.

Where appropriate, multiple uses of Crown land should be encouraged.

- Where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained.
- Crown land is to be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the state of NSW, consistent with the above principles.

Crown land management compliance

In addition to management and use of Crown reserves that is aligned with the reserve purpose(s), there are other influences over council management of Crown reserves. For example, Crown land managers may have conditions attached to any appointment instruments, or councils may have to comply with specific or general Crown land management rules that may be published in the NSW Government Gazette. Councils must also comply with any Crown land regulations that may be made. The Crown Land Management Regulation 2018 applies currently.

2.14 Additional purposes for dedicated or reserved Crown land

(1) The Minister may, by notice published in the Gazette, authorise dedicated or reserved Crown land to be used for one or more additional purposes.

(2) Before doing so, the Minister must be satisfied that the use of the dedicated or reserved Crown land for each additional purpose—

(a) would be in the public interest, and

(b) would not be likely to materially harm the use of the land for any of the purposes (an ***existing purpose***) for which it is dedicated or reserved.

(3) Without limitation, the following considerations are relevant to the question of whether the use of dedicated or reserved Crown land for an additional purpose would not be likely to materially harm its use for an existing purpose—

(a) the proportion of the area of the land that may be affected by the additional purpose,

(b) if the activities to be conducted for the additional purpose will be intermittent, the frequency and duration of the impacts of those activities,

(c) the degree of permanence of likely harm and in particular whether that harm is irreversible,

(d) the current condition of the land,

(e) the geographical, environmental and social context of the land,

(f) any other considerations that may be prescribed by the regulations.

(4) An additional purpose does not limit any existing purpose.

2.14 Assessment of Request for Additional Reserve Purpose for NSW Volunteer Marine Rescue Services

In relation to the existing use of a small portion of the land under the PoM under a licence for NSW Volunteer Marine Rescue Services Operations by Port Kembla Volunteer Marine Rescue Services is the following:

(a) The existing licence area of 340 m^2 is less than 1% of the land area of the Crown reserve. The entire Crown reserve land area is 210,355 m^2 therefore the license applies to only 0.16 % of the reserve.

(b) and (c) The activities conducted do require for the use and occupation of the licence area on a regular basis. There is a provision relating to termination subject to any successful claim determination under the NT Act.

(d) the land is in a current condition for this use of the land to continue. It is improved by fencing, car paring and there is an existing building with adaptive re use improvements for the carrying out of Marine Rescue operations that have been in place since 1998 if not before.

(e) The location on the headland provides appropriate views of the coastline as needed for coast watch / marine rescue patrol. This is a long standing use and meets **the public good of providing emergency response services** in accordance with the State Emergency and Rescue Management Act 1989 No 165 - NSW Legislation

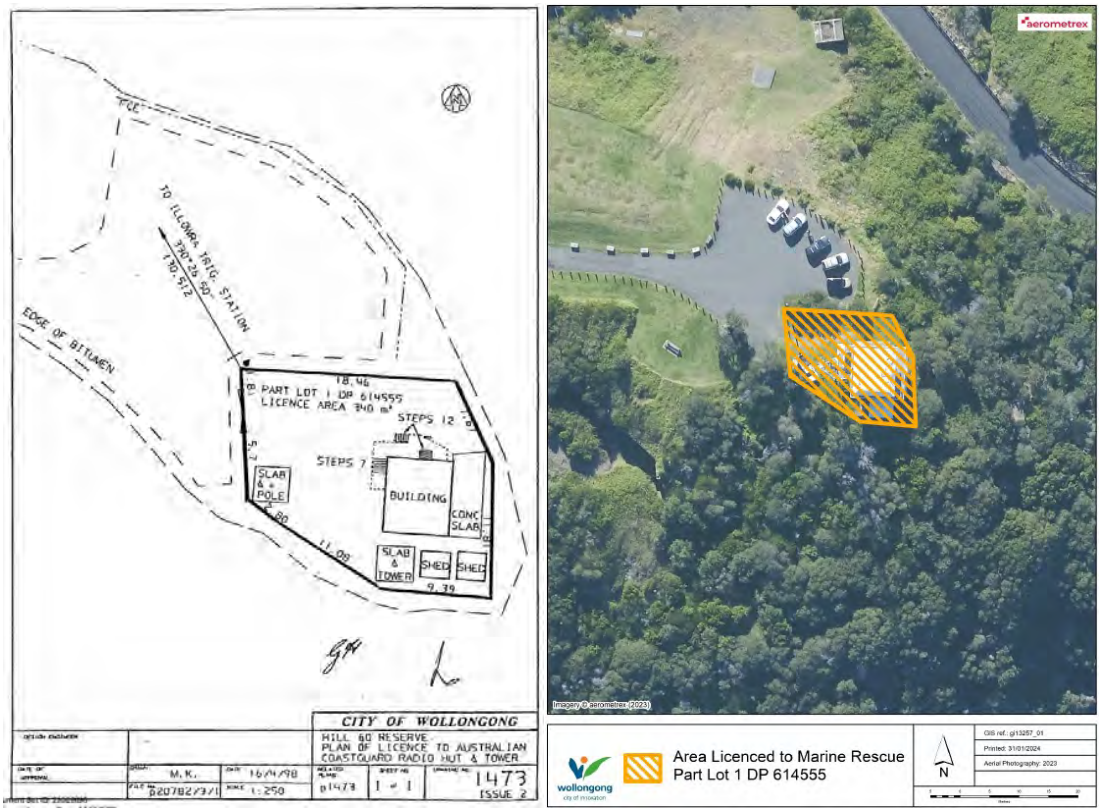
(f) there are no other considerations prescribed by the regulations as of the making of this PoM

(4) as noted in response to (b) and (c) earlier, there is a termination provision in the existing licence that would be included in any future licence under this PoM so there is no lasting limitation on the use of the land for its public recreation purpose. In addition, the use of the area under licence is not proposed to be increased and only constitutes 0.16 % of the Crown Reserve land area as noted in (a) response.

Conclusion of 2.14 Assessment

The conclusion of assessment by Council is that **there is unlikely to be material harm to the Reserve** in relation to its use for its public recreation public purpose. **The use is a public good and therefore it is requested that an additional reserve purpose be applied to the area that is subject to the existing licence area** (that is the same as the area shown as a proposed licence area in 2024).

Further information is provided in Rows 2.3a and 2.3b of the POM Information Schedule that is included in the separate "Primary" PoM document.



Crown Lands Response to Council's Conclusion of 2.14 Assessment - Results in 23 May 2025 Gazettal

Pursuant to section 2.14 of the CLM Act – An additional purpose of Community Purposes applies to part Lot 1 DP614555 as Gazetted on 23 May 2025 and shown on the following page.

Figure 5 Additional Purpose Gazettal 23 May 2025

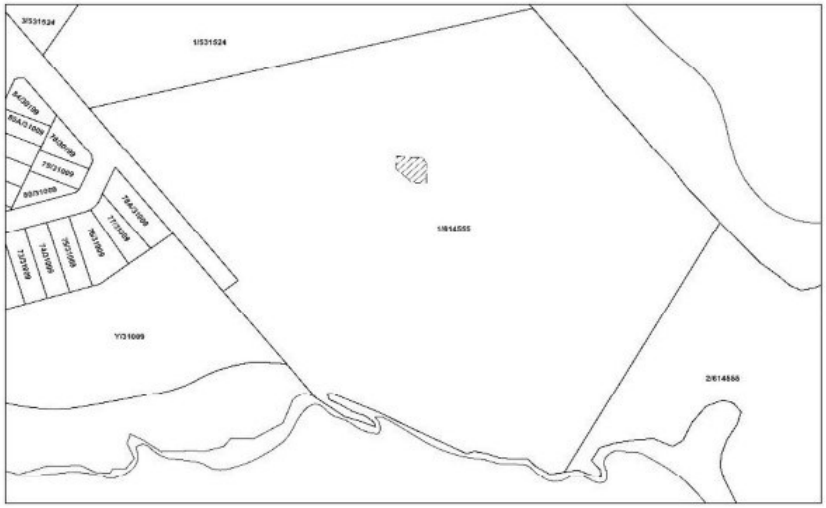
CROWN LAND MANAGEMENT ACT 2016
AUTHORISATION OF USE FOR ADDITIONAL PURPOSE UNDER S 2.14

Pursuant to section 2.14 of the Crown Land Management Act 2016, the Crown land specified in Column 2 of the following Schedule is authorised to be used for the additional purpose(s) specified opposite in Column 1 of the Schedule.

The Hon. Stephen Kamper MP
Minister for Lands and Property

Schedule

Column 1	**Column 2**
Community Purposes	Reserve No. 97344 Public Purpose: Public Recreation Notified: 6-Jul-1984 Land Description: Being (Part - Part Lot 1 DP614555 shown by hatching, being an area of approximately 340 square meters.) File Reference: R97344/PURP001/001



[NSWGG-2025-198-8] NSW Government Gazette 23 May 2025

Native Title Act 1993

The Commonwealth *Native Title Act 1993* (NT Act) recognises and protects native title rights and interests. The objects of the NT Act are to:

- provide for the recognition and protection of native title
- establish ways in which future dealings affecting native title may proceed and to set standards for those dealings
- establish a mechanism for determining claims to native title
- provide for, or permit, the validation of past acts invalidated because of the existence of native title.

The NT Act may affect use of Crown land, particularly development and granting of tenure.

Specifically, the CLM Act makes it mandatory for council to engage or employ a native title manager. This role provides advice to council as to how the council's dealings and activities on Crown land can be valid or not valid in accordance with the NT Act.

Council must obtain the written advice from an accredited native title manager that Council complies with any applicable provisions of the native title legislation when:

a) granting leases, licences, permits, forestry rights, easements or rights of way over the land

b) mortgaging the land or allowing it to be mortgaged

c) imposing, requiring or agreeing to covenants, conditions or other restrictions on use (or removing or releasing, or agreeing to remove or release, covenants, conditions or other restrictions on use) in connection with dealings involving the land

d) approving (or submitting for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in (a), (b) or (c).

Native title rights are different to, and separate from, the statutory right of Aboriginal Land Councils to make claims for land under the *NSW Aboriginal Land Rights Act 1983*. Where a land claim is granted under NSW legislation, the relevant Land Council is also still subject to the Federal Native Title legislation.

Council's Native Title Manager Advice for the PoM - A Summary

The PoM area is subject to an undetermined Registered Native Title claim under the Federal Native Title Act 1993 (NT Act) by the South Coast People, Native Title Tribunal: NC2017:003 Federal Court: NSD 1331/2017. Registered Native Title claimants have procedural rights under the NT Act.

In accordance with the CLM Act, Council's Native Title Manager has provided advice on the draft PoM. The advice identifies the applicable provisions of the NT Act that are to be complied with when preparing the draft PoM and identifies pathways to validate possible future acts that are permissible under this draft PoM, subject to Council providing any procedural rights to registered Native Title Claimants under the NT Act.

The advice indicates that adding an additional Crown reserve purpose for the existing 340 m^2 licenced area for the Emergency Services Operations of the Volunteer Marine Rescue Port Kembla (part of NSW Marine Rescue) could be a valid future act for the purposes of the NT Act because the licence would have no

greater impact upon Native Title than granting a licence to a sporting club for sporting grounds and use of an existing building that is consistent with, or ancillary to, the reserve purpose of "public recreation" gazetted for Crown Reserve 97344 on 6 July 1984. Any procedural rights under the NT Act would need to be provided to the South Coast claimants by Council at each step.

Native Title advice will also to be sought when future licenses or development consents or review of environmental factors are prepared under the Infrastructure SEPP for activities to maintain or improve facilities within the PoM area. Compliance with the NT Act is an on-going obligation when managing Crown land.

"Future Acts" permitted under the PoM will be assessed in accordance with the NT Act before they are undertaken. A PoM permits a larger number of activities than will actually occur within the PoM area in a similar way that within the Land Use Zone RE1 permits a larger number of uses or developments under the Local Environmental Plan (LEP) as activities are dependent on other future actions such as obtaining development consent or securing funding in a future Council Annual plan (Council's budget) or obtaining a license over the land subject to Council's policies and compliance with provisions under both the Local Government Act 1993 and the CLM Act.

Again, each step towards undertaking a new activity, a new licence or development on Crown land will incur its own additional assessment in regard to compliance with the NT Act.

NSW State legislation

Aboriginal Land Rights Act 1983

The *Aboriginal Land Rights Act 1983* (ALR Act) is important legislation that recognises the rights of Aboriginal peoples in NSW. It recognises the need of Aboriginal peoples for land and acknowledges that land for Aboriginal people in the past was progressively reduced without compensation. Crown land meeting certain criteria may be granted to an Aboriginal Land Council. This Act may affect dealings with Crown land that is potentially claimable. There is an existing undetermined ALR Act claim affecting the PoM area (Number 42492 lodged on 19 December 2016 by NSW Aboriginal Land Council).

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the framework for planning and development across NSW and guides environmental planning instruments which provide a basis for development control.

The EP&A Act ensures that effects on the natural environment, along with social and economic factors, are considered by the council when granting approval for or undertaking works, developments or activities.

This Act is also the enabling legislation for planning policies which may have a direct influence on open space management. On a state-wide level there are State Environmental Planning Policies (SEPPs). On a regional level there are Regional Environmental Plans (REPs). On a local level there are Local Environmental Plans (LEPs) as well as Development Control Plans (DCPs).

Wollongong LEP 2009 – Heritage Provision

Wollongong LEP 2009 – Part 5 Section 5.10 below applies to Heritage Listed Items. Therefore, it could be considered as a pathway for activities requiring development consent in the future if appropriate and in keeping with the PoM.

5.10 Heritage conservation

Note — Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the *Heritage Map* as well as being described in Schedule 5.

(1) **Objectives** The objectives of this clause are as follows—

(a) to conserve the environmental heritage of Wollongong,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) **Requirement for consent** Development consent is required for any of the following—

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) **When consent not required** However, development consent under this clause is not required if—

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development—

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) **Effect of proposed development on heritage significance** The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) **Heritage assessment** The consent authority may, before granting consent to any development—

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) **Heritage conservation management plans** The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) **Archaeological sites** The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies)—

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) **Aboriginal places of heritage significance** The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) **Demolition of nominated State heritage items** The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) **Conservation incentives** The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

State Environmental Planning Policies

State Environmental Planning Policies (SEPPS) are part of the Environmental Planning and Assessment Act 1979, as noted earlier. Some of the SEPPs that may affect community land are included in this Appendix.

State Environmental Planning Policy (Resilience and Hazards) 2021 – Coastal Management

Chapter 2 (Coastal management) of this SEPP implements the objectives of the Coastal Management Act 2016 from a land use planning perspective, by specifying approval pathways and how development proposals are to be assessed if they fall within the coastal zone.

The SEPP promotes an integrated and coordinated approach to development assessment, with tailored development controls to ensure development proponents and consent authorities consider and address the most important issues for the coastal management area(s) their proposals fall within. The SEPP is supported by detailed mapping.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP sets out the planning rules and controls for infrastructure, including listing development allowed with consent or without consent on community land.

State Environmental Planning Policy (Biodiversity and Conservation) 2021 – Chapter 2 Vegetation in non-rural areas

This policy deals with clearing of native vegetation in urban areas and land zoned for environmental protection.

Coastal Management Act 2016

The *Coastal Management Act 2016* (the Act) establishes a strategic framework and objectives for managing coastal issues in NSW. The Act promotes strategic and integrated management, use and development of the coast for the social, cultural, and economic wellbeing of the people of NSW.

Council's supporting documents that represent Council's management approach to climate change and coastal land management are listed below:

Sustainable Wollongong 2030

Climate Change Mitigation Plan 2023 – 2030

Climate Change Adaptation Plan 2022

Wollongong CZMP Study 2017 and 2017 Action-Plan

In early 2022, Council began Stage 1 of the multi-year process to prepare a new Wollongong Coastal Management Program (CMP), in accordance with the NSW Coastal Management Framework, which will ultimately replace the 2017 Coastal Zone Management Plan. Stage 1 involved scoping the project and has resulted in a Scoping Study that sets the direction for the CMP. Stage 2 is underway, which involves a range of technical studies to fill the data gaps and inform the preparation of the CMP.

Link to Council website Wollongong Coastal Management Program CMP Project Progress 2022 to 2025

Coastal hazards that may need to be monitored and managed on Crown land and Council owned land include:

beach erosion

coastal and tidal inundation (flooding)

unstable coastal cliffs

unstable coastal lakes or watercourse entrances.

Coastal Crown Land Guidelines

As required under the Coastal Crown Land Guidelines issued by DPE- Crown Lands in October 2023 (Coastal Crown Land Guidelines | Crown Lands), Council will continue through the NSW Coastal Management Framework to prepare a new Wollongong Coastal Management Program and have regard to the 5 Key principles of the Coastal Crown Land Guidelines as follows:

1. Crown land management should align with Coastal Management Programs (CMPs)

1.1. Any CMP being prepared by a council in accordance with the *Coastal Management Act 2016*, should be referred to the department in draft form at key stages of its development and before the CMP is adopted by council.

1.2. Any CMP that proposes actions or activities to be carried out by the department or that proposes actions that relate to or affect Crown land, must be formally agreed to by the department before the CMP is submitted for certification.

1.3. If the department has agreed to a CMP action under the provisions of the Coastal Management Act, it is likely that it is broadly consistent with the objects of the *Crown Land Management Act 2016*. This means that the department's consideration of any directly related dealing or authorisation under the *Crown Land Management Act 2016* will be streamlined.

1.4. Dealings and approvals under the *Crown Land Management Act 2016* or the *Roads Act 1993* for coastal Crown land must have regard to and should be consistent with any relevant CMP. It is noted that the Department's website FAQ states that *"Current tenures are not affected. The guidelines ensure that coastal risk is identified before tenures are issued and/or renewed, so that appropriate decisions can be made."*

1.5. Any plan of management prepared with respect to coastal Crown land:

(a) must have regard to any relevant CMP, or in the absence of a CMP, the objects of the Coastal Management Act.

(b) should consider the coastal hazard and climate change risks that are relevant to coastal Crown land

It is noted this PoM meets guideline principle 1.5 through the existing 2017 Wollongong Coastal Zone Management Study and Action Plan and any future plan under the *Coastal Zone Management Act 2016*

2. Coastal hazard risks should be considered when issuing tenures over coastal Crown land

2.1. Any significant risks posed by coastal hazards, both now and in the future, including risks from climate change, should be considered before a tenure, for example a lease, license, permit or easement, is issued over coastal Crown land.

2.2. The terms and conditions of all tenures -including renewals over coastal Crown land are to be commensurate with the level of risk posed by coastal hazards, both now and in the future, including risks from climate change.

3. Coastal protection works on coastal Crown land on the open coast, should be low impact or non-structural, where feasible or practicable

3.1. Low impact or non-structural measures that restore or enhance natural defences, for example foreshore realignment, dune or foreshore reshaping, beach scraping, vegetation management and habitat restoration, should be considered in the first instance to mitigate risks from coastal hazards.

3.2. Structural coastal protection works wholly or partly located on coastal Crown land on the open coast may only be considered if low impact or non-structural measures are not feasible or effective and only then if they are consistent with a relevant CMP.

4. Private structural coastal protection works on the open coast should be wholly located within the boundaries of the property the works are intended to protect

4.1. Private structural coastal protection works on the open coast should be contained wholly within the proponent's private freehold land unless extenuating circumstances apply.

4.2. Private structural coastal protection works, wholly or partly located on coastal Crown land, will only be considered when extenuating circumstances apply, that is, where:

(a) low impact or non-structural measures are not feasible or effective (refer Principle 3)

(b) they are consistent with a relevant CMP (refer Principle 1)

(c) historic, legacy issues will be addressed by the works

(d) there is a substantial public and/or environmental benefit to be derived from the works.

4.3. Landowner's consent that is being sought by a private proponent for a development application for structural coastal protection works, wholly or partly on Crown land on the open coast, will only be considered if the following conditions are met to the satisfaction of the department:

(a) the proponent can satisfy the conditions in clause 4.2

(b) the proponent agrees to enter into a deed of agreement which may cover, amongst other things, agreement to enter a tenure(s) subject to certain conditions and the creation of easements

(c) the proponent agrees to meet all the department's costs in relation to the deed of agreement

(d) the proponent agrees to pay all necessary costs for designing, seeking approval and constructing coastal protection works, including compensation for creation of easements and any other matter necessary to facilitate the structure for example, community engagement, Native Title compensation, Indigenous Land Use Agreements, section 24FA protection under the *Native Title Act 199*3 (Cth).

(e) the proponent agrees to indemnify the State of NSW from all liabilities associated with the works.

5. Non-Commercial dredging on coastal Crown land should be in the broader public and/or environmental interest

5.1. The department may consider applications for non-commercial dredging works and/or undertake dredging, as required, to maintain navigation channels and harbour entrances, and/or to meet environmental, coastal management and beach renourishment needs.

5.2. Dredging works must have regard to and should be consistent with any relevant coastal management program.

5.3. Where the department has provided an approval for or undertaken non-commercial dredging in active marine margins, the spoil should, within practical limits, be returned for use within the active marine area of the coastal sediment compartment, with the highest priority accorded to use where beach nourishment is identified as an action in a relevant coastal management program.

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National Parks and Wildlife Act 1974

Statutory responsibilities on the council arising from this Act specifically relate to the protection of sites of pre- and post-European contact archaeological significance. This Act may affect any community land.

The objects of this Act are as follows—

a. the conservation of nature, including, but not limited to, the conservation of—
   i. habitat, ecosystems and ecosystem processes, and
   ii. biological diversity at the community, species and genetic levels, and
   iii. landforms of significance, including geological features and processes, and
   iv. landscapes and natural features of significance including wilderness and wild rivers,

b. the conservation of objects, places or features (including biological diversity) of cultural value within the landscape, including, but not limited to—
   i. places, objects and features of significance to Aboriginal people, and
   ii. places of social value to the people of New South Wales, and
   iii. places of historic, architectural or scientific significance,

c. fostering public appreciation, understanding and enjoyment of nature and cultural heritage and their conservation,

d. providing for the management of land reserved under this Act in accordance with the management principles applicable for each type of reservation.

(2) The objects of this Act are to be achieved by applying the principles of ecologically sustainable development.

(3) In carrying out functions under this Act, the Minister, the Chief Executive and the Service are to give effect to the following—
   i. the objects of this Act,
   ii. the public interest in the protection of the values for which land is reserved under this Act and the appropriate management of those lands.

Aboriginal Heritage Impact Permit to Implement the Hill 60 Master Plan

Council has an existing Aboriginal Heritage Impact Permit under the *NPWS Act 1974* to implement the Landscape Master Plan. During the pre-draft consultation related to Council's consideration of applying the Area of Cultural Significance Community Land Category to most of the land under this PoM, the following comment was received from Heritage NSW (the NSW Government authority who administers the NPWS Act on behalf of the Minister). It demonstrates the ongoing requirement for all possible uses, developments, activities to be consistent with this legislation and any AHIP (and any approval under the *Heritage Act 1977*) that applies to the land under this PoM.

11 March 2024 Heritage NSW Staff feedback summary

"We support the application of "Community land category" of "Area of Cultural Significance" categories to the majority of the Hill 60 area, noting the significant Aboriginal cultural heritage values of this land that are reflected in the State Heritage Register listing. As you know, an Aboriginal Heritage Impact Permit

(AHIP) is currently in place for Hill 60. Any actions required under the proposed Plan of Management need to be consistent with the approved actions under the AHIP. If Council seeks to change any of the approved activities under the AHIP then an AHIP variation application needs to be submitted to Heritage NSW. Further information about AHIP variation applications is available on our website:

Heritage NSW Aboriginal heritage impact permit processes link

We encourage Council to consult with the Aboriginal community during this process, as noted in your email below. We suggest that the Registered Aboriginal Parties listed in the AHIP application are included in this consultation."

The Registered Aboriginal Parties listed in the AHIP application were provided a notice seeking comment by Council.

This section of this page is intentional blank

Heritage Item Curtilage Area Maps

State Heritage Register Number 01492 – Hill 60, Illowra Battery



LEP Heritage Item 61043 –Hill 60, Fisherman's Beach, Boilers Point, Red Point and MM Beach.



State Emergency and Rescue Management Act 1989

State Emergency and Rescue Management Act 1989

This Act defines Emergency Services Organisations and is listed here as one of the occupiers of land within the PoM area is an emergency service organisation.

Biodiversity Conservation Act 2016

> **Note:** This Act repealed several pieces of legislation including the *Native Vegetation Act 2003*, *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001*, and the animal and plant provisions of the *National Parks and Wildlife Act 1974*.

This Act covers conservation of threatened species, populations and ecological communities, the protection of native flora and fauna. This Act primarily relates to community land categorised as natural area. However, other categories may also be affected.

The *Threatened Species Conservation Act 1995* has been repealed and superseded by the *Biodiversity Conservation Act 2016*. However, references to the former legislation remain in the LG Act and are therefore retained in this guideline.

DCCEEW's (Department of Climate Change, Energy, the Environment and Water) Environment and Heritage division advises that recovery plans and threat abatement plans made under the *Threatened Species Conservation Act 1995* were repealed on the commencement of the *Biodiversity Conservation Act* in 2017. These plans have not been preserved by any savings and transitional arrangement under the Biodiversity Conservation Act or LG Act, meaning pre-existing plans have no legal effect.

For this reason, requirements relating to recovery plans and threat abatement plans for local councils preparing plans of management under section 36B of the LG Act are now redundant. Councils will be advised if future amendments are made to the LG Act to enable these mechanisms.

Certain weeds are also declared noxious under this Act, which prescribes categories to which the weeds are assigned, and these control categories identify the course of action which needs to be carried out on the weeds. A weed may be declared noxious in part or all of the state.

Fisheries Management Act 1994

The *Fisheries Management Act 1994* (FM Act) includes provisions for the management of state fisheries, including the conservation of fish habitats, threatened species, populations and ecological communities of fish and marine vegetation and management of the riparian zone, waterways and threatened marine/freshwater aquatic species. This relates to community land categorised as natural area (foreshore, watercourse or wetland).

Where an area of community land is declared to be critical habitat, or if that area is affected by a recovery plan or threat abatement plan under Part 7A of the FM Act, a site-specific plan of management will need to be undertaken.

Rural Fires Act 1997

This Act contains provisions for bushfire risk management and the establishment of a Bushfire Management Committee. It also includes direction on development in bushfire prone lands.

Heritage Act 1977

This Act contains provisions for the conservation of items of heritage and may relate to any community land. State Heritage Items are to be managed in accordance with this legislation and its regulations, including minimum standards of care.

The objects of this Act are as follows—

a. to promote an understanding of the State's heritage,

b. to encourage the conservation of the State's heritage,

c. to provide for the identification and registration of items of State heritage significance,

d. to provide for the interim protection of items of State heritage significance,

e. to encourage the adaptive reuse of items of State heritage significance,

f. to constitute the Heritage Council of New South Wales and confer on it functions relating to the State's heritage,

g. to assist owners with the conservation of items of State heritage significance.

When an interim heritage order or listing on the State Heritage Register applies to a place, building, work, relic, moveable object, precinct or land, a person will need an approval under this Act to do certain things like, but not limited to, demolish a building, carry out any development on the land, (see section 57 of the Act)

Under this Act the Minister can make interim heritage orders for items of State or local heritage significance. Council also has delegation to issue interim heritage orders under certain circumstances

Commonwealth legislation

Environmental Protection and Biodiversity Conservation Management Act 1999

This Act enables the Australian Government to join with the states and territories in providing a national scheme of environment and heritage protection and biodiversity conservation. It incorporates threatened species on a national level and with relevance to Matters of National Environmental Significance.

Telecommunications Act 1997

This Act provides for telecommunication facilities being permitted on community land without authorisation in a PoM.

Other relevant legislation, policies and plans

Disability Discrimination Act 1992, *Local Land Services Act 2013*, *Protection of the Environment Operations Act 1997*, *Pesticides Act 1999*, *Soil Conservation Act 1938*

Hill 60 PoM Appendix – Ngaraba-aan Trail Map



The 2009 Ngaraba-aan Trail is related to the area's Heritage Items and the 2015 Master Plan

Hill 60 Landscape Master Plan Area (same as CMP Study Area)



Consultation Plan – July 2023 – Engagement informs 2024 Hill 60 MP Project



Accessible Viewing Area Project – Consultation Plan – July 2023 and Conversation Snapshot Explanation

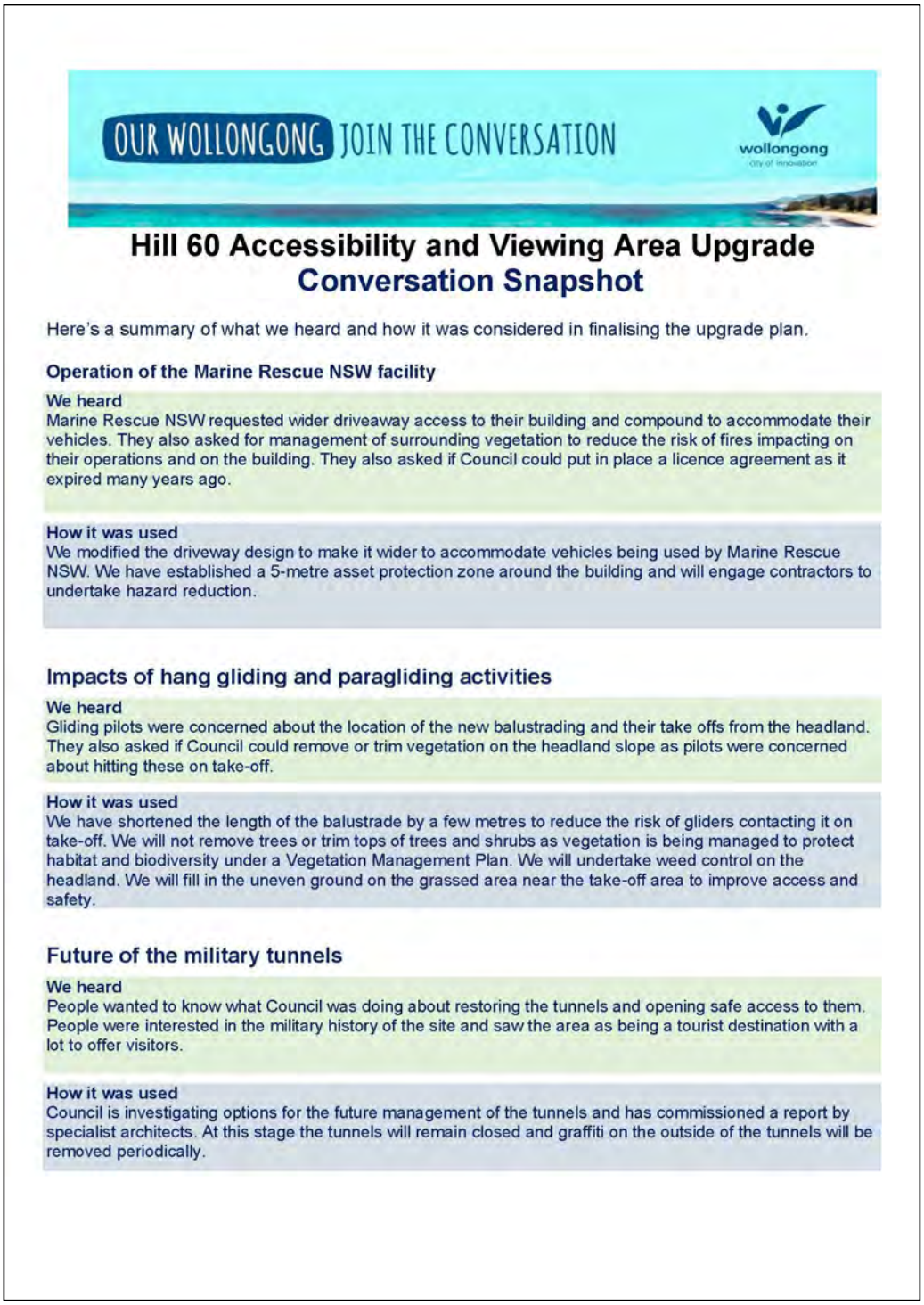
At the time of making this PoM, in accordance with obtained legislative approvals, **the Accessible Viewing Area project** was under way in March 2024 and completed in December 2024. The project implements part of the 2015 Master Plan. The 2024 completed project was informed by consideration of feedback on the July 2023 Consultation Plan as noted in the Conversation Snapshot document posted on Council's website in August 2023. The *Conversation Snapshot* document is on the next few pages.

Works completed included:

- New position of entry gate to close car parking sunrise to sunset
- Weed removal and replace with native planting
- Feature paving on alignment of underground tunnel
- New Entry to Marine Rescue Building and car park
- New Accessible Parking
- New Accessible viewing area with Balustrade

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Conversation Snapshot – What we heard in 2023 and how it shaped 2024 works



Aboriginal cultural significance

We heard
People commented about the significance of Hill 60 to Aboriginal people and this being important to recognise in the upgrade works and the signage and artwork. They wanted to be assured we were working in consultation with Aboriginal stakeholders on the upgrade plans and would recognise the displacement of people living on the hill when the military came.

How it was used
Our consultation with Aboriginal stakeholders is ongoing through all stages of implementing the Hill 60 Landscape Master Plan that covers the area from MM Beach to Hill 60 Headland. Conversations about the content for the signage and artwork for Stage 1 are continuing.

Traffic issues

We heard
The issue of speeding vehicles heading up Military Rd to Hill 60 was raised, with the lack of a footpath posing a safety risk to pedestrians. It was suggested that traffic calming is needed, given its proximity to the school, lack of safe pedestrian access and traffic volumes. Clear signage is needed to indicate carparks are shared zones to improve pedestrian safety. A bike rack was also requested.

How it was used
The request for a footpath along Military Road from Dovers Drive to continue towards Hill 60 has been added to our request list for consideration. A shared path along Military Road, between Church St and Olympic Boulevard will be constructed within the next 2 years.

We monitor traffic volume and speed across Wollongong to help plan for traffic calming measures like speed humps. We will prioritise traffic counts along Military Rd to capture data so we can consider it in our overall priorities for new traffic calming measures across the whole local government area.

A bike rack will be installed in a future stage of the upgrade.

Vegetation Management

We heard
Concerns were raised about fire threat from headland vegetation on both the western side adjacent to Five Islands College and on the eastern slopes posing a risk to the Marine Rescue building. There was a request for any new landscape plantings to be Illawarra native species. Residents also want to see continuing efforts to control weeds. There were calls for vegetation removal/pruning/weed control to provide better access to views and to provide ongoing resourcing of this work. There was a concern about Council opening more tracks on the hill or in nearby areas. It was suggested this would cause damage to vegetation and habitat as well as see more rubbish dumped across the area by people using tracks.

How it was used
Asset protection zones have been established adjacent to Five Islands High and the Marine Rescue NSW building with hazard reduction works to be done, including weed control. There will be some trimming of trees and shrubs to open historic views to the south and north on the headland that are now obscured by vegetation. Council will not open more tracks as this area has heritage protection in place with ground disturbance to be avoided or limited to areas already developed, such as existing carparks.

What happens next:

Construction will be undertaken by our City Works crew with works planned for this financial year.

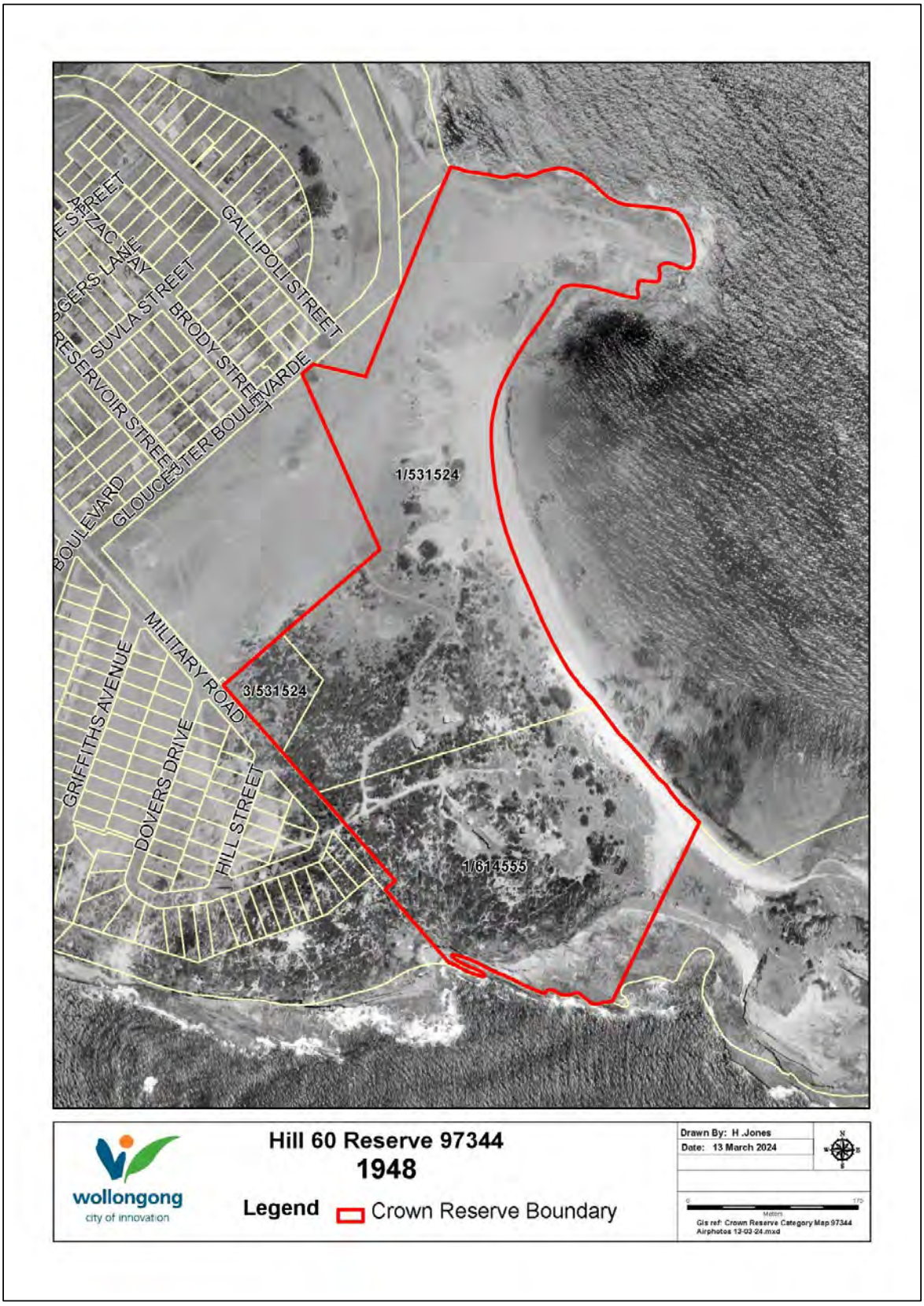
We will provide a further update prior to work commencing.

Hill 60 PoM Appendix – Aerial Photography Records 1941 – 2020

1941



1948


GALLIPOLI STREET
ANZAC AY
SUVLA STREET
BRODY STREET
RESERVOIR STREET
GLOUCESTER BOULEVARDE
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
DOVERS DRIVE
HILL STREET
1/531524
3/531524
1/614555
Hill 60 Reserve 97344
1948
Legend
Crown Reserve Boundary
wollongong
city of innovation
Drawn By: H Jones
Date: 13 March 2024
Gis ref: Crown Reserve Category Map 97344 Airphotos 12-03-24.mxd

1961


GALLIPOLI STREET
ZAC LANE
SUVLA STREET
BRODY STREET
RESERVOIR STREET
GLOUCESTER BOULEVARD
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
DOVERS DRIVE
HILL STREET
1/531524
3/531524
1/614555
Hill 60 Reserve 97344
1961
Legend
Crown Reserve Boundary
wollongong
city of innovation
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 1961
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

1977


GALLIPOLI STREET
ANZAC AVENUE
SUVLA STREET
BRODY STREET
RESERVOIR STREET
GLOUCESTER BOULEVARD
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
DOVERS DRIVE
HILL STREET
1/531524
3/531524
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wollongong
city of innovation
Hill 60 Reserve 97344
1977
Legend
Crown Reserve Boundary
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 1977
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

1986


GALLIPOLI STREET
ANZAC AVENUE
SUVLA STREET
BRODY STREET
RESERVOIR STREET
GLOUCESTER BOULEVARD
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
DOVERS DRIVE
HILL STREET
1/531524
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wollongong
city of innovation
Hill 60 Reserve 97344
1986
Legend
Crown Reserve Boundary
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 1986
Meters
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

1993


GALLIPOLI STREET
BRODY STREET
SUVLA STREET
RESERVOIR STREET
GLOUCESTER BOULEVARD
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
DOVERS DRIVE
HILL STREET
1/531524
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wollongong
city of innovation
Hill 60 Reserve 97344
1993
Legend
Crown Reserve Boundary
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 1993
Meters
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

2001


GALLIPOLI STREET
SUVLA STREET
BRODY STREET
RESERVOIR STREET
GLOUCESTER BOULEVARDE
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
DOVERS DRIVE
HILL STREET
1/531524
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wollongong
city of innovation
Hill 60 Reserve 97344
2001
Legend
Crown Reserve Boundary
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 2001
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

2006


GALLIPOLI STREET
ANZAC AVENUE
SUVLA STREET
BRODY STREET
RESERVOIR STREET
GLOUCESTER BOULEVARDE
BOULEVARD
MILITARY ROAD
GREETHS AVENUE
DOVERS DRIVE
HILL STREET
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city of innovation
Hill 60 Reserve 97344
2006
Legend
Crown Reserve Boundary
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 2006
Meters
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

2009


GALLIPOLI STREET
ANZAC AVENUE
SUVLA STREET
BRODY STREET
RESERVOIR STREET
GLOUCESTER BOULEVARD
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
DOVERS DRIVE
HILL STREET
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wollongong
city of innovation
Hill 60 Reserve 97344
2009
Legend
Crown Reserve Boundary
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 2009
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

2012


GALLIPOLI STREET
ANZAC AVENUE
SUVLA STREET
BRODY STREET
RESERVOIR STREET
GLOUCESTER BOULEVARDE
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
DOVERS DRIVE
HILL STREET
1/531524
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wollongong
city of innovation
Hill 60 Reserve 97344
2012
Legend
Crown Reserve Boundary
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 2012
Meters
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

2016


GALLIPOLI STREET
ZAC LANE
BRODY STREET
SUVLA STREET
RESERVOIR STREET
GLOUCESTER BOULEVARD
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
DOVERS DRIVE
HILL STREET
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wollongong
city of innovation
Hill 60 Reserve 97344
2016
Legend
Crown Reserve Boundary
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 2016
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

2020


GALLIPOLI STREET
BRODY STREET
SUVLA STREET
RESERVOIR STREET
GLOUCESTER BOULEVARDE
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
DOVERS DRIVE
HILL STREET
1/531524
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wollongong
city of innovation
Hill 60 Reserve 97344
2020
Legend
Crown Reserve Boundary
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 2020
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

2023


GALLIPOLI STREET
ANZAC AVENUE
SUVLA STREET
BRODY STREET
RESERVOIR STREET
GLOUCESTER BOULEVARDE
BOULEVARD
MILITARY ROAD
GRIFFITHS AVENUE
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city of innovation
Hill 60 Reserve 97344
2023
Legend
Crown Reserve Boundary
Drawn By: H Jones
Date: 13 March 2024
Date of Aerial Photography: 2023
Meters
Gis ref: Crown Reserve Category Map 97344 Airphotos 13-03-24.mxd

Title Searches for Lots 1 and 3 DP 531524 and Lot 1 DP 614555

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/531524

SEARCH DATE	TIME	EDITION NO	DATE
17/4/2024	12:34 PM	1	13/12/2006

LAND
LOT 3 IN DEPOSITED PLAN 531524
AT PORT KEMBLA
LOCAL GOVERNMENT AREA WOLLONGONG
PARISH OF WOLLONGONG COUNTY OF CAMDEN
TITLE DIAGRAM DP531524

FIRST SCHEDULE
THE STATE OF NEW SOUTH WALES (T AD455594)

SECOND SCHEDULE (3 NOTIFICATIONS)
1 LAND EXCLUDES MINERALS
* 2 AD455594 COVENANT
* 3 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS
AD455594 NOTE: CERTIFICATE OF TITLE 3/531524. EDITION 1 DATED 13/12/2006. PRODUCED AND DESTROYED
AD683871 NOTE: DECLARED CROWN LAND AFFECTED BY 138 CL ACT 1999 & ADDITION TO RESERVED CROWN LAND RESERVE NO.97344 GAZ.28/12/2007 FOL.10756

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

ddm021isbu PRINTED ON 17/4/2024

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/531524

SEARCH DATE	TIME	EDITION NO	DATE
17/4/2024	12:34 PM	-	-

VOL 10917 FOL 51 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 1 IN DEPOSITED PLAN 531524
AT PORT KEMBLA
LOCAL GOVERNMENT AREA WOLLONGONG
PARISH OF WOLLONGONG COUNTY OF CAMDEN
TITLE DIAGRAM DP531524

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (R 3905793)

SECOND SCHEDULE (5 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS (S.114 PUBLIC WORKS ACT, 1888) AS REGARDS THE LAND IN PA38097
2 LAND EXCLUDES MINERALS AS REGARDS THE LAND IN PA17608
* 3 3905793 RESERVE NO. 97344 FOR PUBLIC RECREATION NOTIFIED IN GOV. GAZ. DATED 6/7/1984 FOLIO 3585
* 4 3905793 NOTIFICATION IN GOVERNMENT GAZETTE DATED 6/7/1984 FOLIO 3581; WOLLONGONG CITY COUNCIL APPOINTED TRUSTEE
* 5 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/614555

SEARCH DATE	TIME	EDITION NO	DATE
17/4/2024	12:34 PM	-	-

VOL 14370 FOL 241 IS THE CURRENT CERTIFICATE OF TITLE

LAND
LOT 1 IN DEPOSITED PLAN 614555
AT PORT KEMBLA
LOCAL GOVERNMENT AREA WOLLONGONG
PARISH OF WOLLONGONG COUNTY OF CAMDEN
TITLE DIAGRAM DP614555

FIRST SCHEDULE
THE STATE OF NEW SOUTH WALES (AP Y364384)

SECOND SCHEDULE (5 NOTIFICATIONS)
1 LAND EXCLUDES MINERALS (S.114 PUBLIC WORKS ACT, 1888) AS REGARDS THE LAND IN APPLICATION 38697
2 LAND EXCLUDES MINERALS AS REGARDS THE LAND IN APPLICATION 17608 SHOWN SO INDICATED ON THE TITLE DIAGRAM
* 3 3905804 RESERVE NO. 97344 (ADDITION) FOR PUBLIC RECREATION NOTIFIED IN GOV. GAZ. DATED 7/4/1989 FOLIO 1864
* 4 3905804 NOTIFICATION IN GOVERNMENT GAZETTE DATED 6/7/1984 FOLIO 3581; WOLLONGONG CITY COUNCIL APPOINTED TRUSTEE
* 5 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.

NOTATIONS
7116011 NOTE: EASEMENT FOR ACCESS & SERVICES 6.095 WIDE & VARIABLE WIDTH SHOWN IN D.P.614555 ACQUIRED FOR THE PURPOSES OF THE SYDNEY WATER ACT 1994. SEE GAZ. 1.9.2000 FOL.9778
DP1002734 NOTE: PLAN IS FOR ACQUISITION PURPOSES

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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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

ITEM 9 POLICY REVIEW - CCTV CODE OF PRACTICE COUNCIL POLICY

This report presents the scheduled review of Wollongong City Council's Closed-Circuit Television (CCTV) policies and procedures. Regular reviews ensure alignment with current legislation, technological advancements, and industry best practices.

RECOMMENDATION

Approve the revised CCTV Code of Practice Council Policy

REPORT AUTHORISATIONS

Report of: Ingrid McAlpin, Chief Digital + Information Officer
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 Biennial Evaluation of the Wollongong City Council CCTV Network
2 CCTV Code of Practice

ACRONYMS USED IN REPORT

Abbreviation	Meaning
CBD	Central Business District
CCTV	Closed-Circuit Television
LGA	Local Government Area

BACKGROUND

There are 482 operational CCTV cameras across multiple assets and locations in the Wollongong LGA. A register of these locations and the purpose of these cameras can be seen on the CCTV Register on Council's internet site. The majority of these cameras are installed within the Wollongong CBD, Mall and beaches / Blue Mile precincts.

On the 28 November 2022 Council adopted the current CCTV Code of Practice and Register to satisfy the requirements of NSW Government Policy Statement and Guidelines for Establishment and Implementation of Closed Circuit Television (CCTV) in Public Places.

It was noted that the use of CCTV in the LGA required an on-going means of evaluation. To satisfy this requirement a CCTV Evaluation Framework was developed as a mechanism for evaluating the on-going effectiveness of CCTV cameras in reducing crime and improving public safety in accordance with the established objectives.

These objectives include:

- Help secure a safer environment and protect the community and property from crime;
- Assist in reducing personal and property crime levels by deterring potential offenders;
- Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or in progress;
- Assist in the detection and prosecution of offenders; and
- Assist with crowd control for public events.

A comprehensive policy framework has been established to guide the operation and oversight of CCTV systems within the Local Government Area. This framework includes:

- CCTV Code of Practice
- CCTV Management Policy
- CCTV Standard Operating Procedure

These documents are subject to regular review to ensure continued relevance and effectiveness.

In accordance with Principle 9 of the Code of Practice, Council staff have conducted an evaluation of the existing CCTV network. The findings are documented in the Biennial Evaluation of the Wollongong City Council CCTV Network. No changes are required to the Council Policy as a result of the Evaluation, however minor updates are proposed as outlined in the Proposal section of this report.

It is important to note that CCTV is only one part of a range of crime prevention measures and not a standalone strategy. A Community Safety Interagency Group, made up of Council staff, NSW Police and other community groups oversee requests for new CCTV cameras and conduct Community Safety Audits to assist in improving the safety of public spaces.

PROPOSAL

The CCTV Code of Practice Council Policy has undergone review, with the following minor amendments made:

- Removal of outdated examples
- Minor grammatical corrections
- Elimination of the phrase “or relevant technology” to maintain consistency with the Code of Practice
- Adjustment of the CCTV system review cycle from every two years to every three years, aligning with the policy review schedule. Reviews can still be undertaken more frequently if required.

It is proposed that the reviewed and updated CCTV Code of Practice, as outlined in Attachment 2, be approved.

CONSULTATION AND COMMUNICATION

Consultations have occurred with relevant divisions of Council, including site managers of council facilities.

Feedback has been received from the community through an online community survey, business survey and face to face feedback, which informed the evaluation of the CCTV network. Consultation has also occurred with security contractors and the NSW Police.

The Community Safety Interagency Group reviewed the outcomes from the Evaluation of the CCTV Network.

Council’s website will be updated with the new Code of Practice.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2035 Goal 4 “We have a healthy, respectful, and inclusive community”. It specifically delivers on the following:

Community Strategic Plan 2035		Delivery Program 2025-2029
Strategy		Service
4.6	Work together, to reduce crime, and foster a safe, and resilient community.	Information Management and Technology

FINANCIAL IMPLICATIONS

Council has allocated budget for the operation of the CCTV network.

CONCLUSION

The regular review and update of Council’s CCTV-related policies and procedures ensures compliance with current legislation, integration of technological advancements, and alignment with industry best practice.

ECM Record Number: 26133965

BIENNIAL EVALUATION OF THE WCC CCTV NETWORK

INTRODUCTION

In keeping with the CCTV Policy and Code of Practice, Wollongong City Council's CCTV Network is to be evaluated biennially. The first of these evaluations was completed during the period November 2024 - January 2025.

The evaluation of the CCTV network is to assess whether the CCTV system is;

- ☐ Achieving its objectives (including an assessment of its impact upon crime and community safety, for those systems implemented for crime prevention or community safety purposes);
- ☐ Being used in accordance with its established objectives, and not for any other purpose;
- ☐ Impacting on other groups;
- ☐ Providing an overall benefit (after a consideration of the costs involved in operating the system); and
- ☐ Requires changes to the extent or location of the cameras, or technology used.

Council owns and operates 482 CCTV cameras across multiple assets and locations in the Wollongong LGA. The majority of these cameras are within the Wollongong CBD, Mall and beaches / Blue Mile precincts. The locations and the purpose of the CCTV cameras in the LGA can be found on this map.

The purpose of CCTV installations may be manyfold; from the protection of assets to crowd control and to assisting in reducing the public's fear of crime. The CCTV Evaluation framework which was adopted by Council in November 2022, was developed to determine those metrics which would indicate that the CCTV system is achieving its stated aims.

As per the framework, the following metrics were evaluated;

1. Public Awareness of the CCTV Network.
2. Whether CCTV is installed in active crime areas.
3. Adequate coverage by the CCTV cameras.
4. Quality and security of stored data.
5. CCTV Footage requests from NSW Police are being responded to within 72 hours.
6. Community perception of safety in areas covered by CCTV.
7. Whether CCTV is meeting its purpose for installation.

METHODOLOGY

During the period 17 October to 31 October 2024, Council invited the community and businesses operating in Wollongong to join the conversation about CCTV in the Wollongong CBD, seeking their feedback on safety.





A project webpage was published on our.wollongong.nsw.gov.au, which included an online community survey, a business survey, FAQs, copies of the CCTV Code of Practice,

Memorandum of Understanding with the Police and the Community Safety Plan 2021-2025.

Corflute signs were also installed in high traffic areas in Wollongong Mall. These signs had a QR code linked to the project webpage. Emails were sent to the 1191 people on the Register of Interest – Safety, with a link to the project page. The Register of Interest – Safety, is a list of people who had registered their contact details on the engagement management platform 'Engagement HQ' indicating they were interested in projects or information about safety.

Council staff conducted intercept surveys (the surveys) in the Wollongong Mall during Eat Street (Thursday evening community food stalls) and Friday Market (daytime 'general' community stalls) events. Wollongong Youth Centre sought feedback on CCTV from young people who attended the facility.

A Council produced 'City Centre' Newsletter with a link to the specific business survey on the project page was sent to 153 businesses operating in the Wollongong Mall.

Council heard from 124 community members via online surveys (108), intercept surveys (13) and emails (3). The Youth Centre received anecdotal feedback that suggested young people were aware of the CCTV cameras in the Wollongong CBD. Three businesses completed the online business survey.

For the sake of completeness, the following were also consulted as part of the evaluation:

- Controllers of Premises – these are the site managers inside of council and as such as the service managers for the provision of CCTV. The controllers of premises set the required service levels required for CCV.
- Security Team – Wollongong CBD. The contract security guards, who provide guarding services to the CBD and Mall.
- NSW Police – Wollongong
- H3C Plus – The CCTV integrator and maintenance provider under contract to Wollongong City Council.

EVALUATION

1. **Public Awareness of the CCTV Network**

   Two thirds of the community who provided their feedback were aware of the CCTV cameras in the Wollongong CBD. All locations where there is CCTV have clear signage indicating such and the CCTV register, on the Wollongong City Council website is an up-to-date listing of CCTV locations.

   Two thirds of people who completed the survey said they feel safer in the CBD because of the presence of CCTV cameras. The remaining third were either not aware, or unsure of the existence of the CCTV. The survey recipients were equally divided in relation to the appropriateness of the deployment of CCTV, with just over half of people saying that CCTV was either not appropriate or they were unsure. The remaining half stating that they did believe that the presence and operation of CCTV was appropriate. Some respondents commented that the CBD would benefit from a physical police presence. There was also a consensus that were there more people visiting the Mall it would also feel safer.

2. **CCTV Installation in Active Crime Areas**

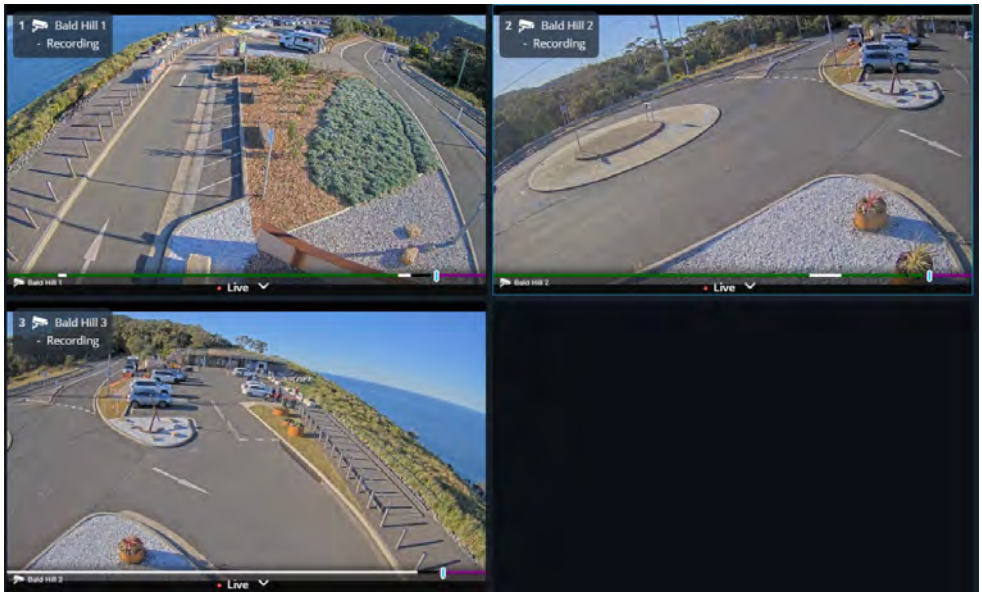
   All locations where CCTV is installed is approved and reviewed by the Community Safety Interagency Group (made up of representatives from NSW Police, council, community and business groups). As per the table below NSW Police, also routinely request council's CCTV footage.

CCTV Footage Requests - NSW Police

CATEGORY OF INCIDENT	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	TOTAL
Assault / Affray	7	8	4	5	2	4	2	4	3	4	4	8	55
Break & Enter	0	0	0	1	2	1	0	1	0	2	1	0	8
Drugs	0	0	0	3	0	0	0	0	0	0	0	0	3
Fraud	0	0	0	0	1	3	0	1	0	0	1	0	6
Licencing	1	1	0	0	0	0	0	0	1	0	0	0	3
Malicious Damage & Graffiti	0	0	3	3	1	2	3	2	1	1	1	1	18
Miscellaneous	1	1	4	6	10	12	7	6	6	6	5	6	70
Offensive Behaviour	0	0	0	0	1	0	0	1	2	1	0	2	7
Other -Stealing	1	1	3	4	2	1	5	1	2	4	1	1	26
Retail Stealing	3	4	3	4	1	4	3	5	2	2	1	0	32
Robbery	0	0	0	3	1	0	0	0	0	3	0	1	8
Slips, Trips, Falls	0	0	0	1	2	0	0	0	0	0	0	1	4
Vehicles	5	5	1	1	2	3	0	1	1	2	0	0	21
Harassment	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS	18	20	18	31	25	30	20	22	18	25	14		241

Moreover, in response to ongoing vandalism and antisocial behaviour at Bald Hill, additional CCTV cameras were installed. Please see image below. Since the installation there have been no further instances of vandalism or antisocial behaviour reported.

The surveys also indicated that there was a general understanding that CCTV was used in the community as a tool for gathering evidence in the event of a crime.



3. Adequate coverage of the CCTV camera network.

Over the past 24 months, council has actively been upgrading the CCTV network in line with the CCTV Strategy. An ongoing asset maintenance and replacement program has also been put in place. Of note the CCTV in the CBD, Whytes Gully and South Depot have been recently upgraded with contemporary systems. There are still some locations, such as the tourist parks, where upgrades to the CCTV infrastructure is required to ensure adequate coverage and satisfactory image clarity.

4. Quality and security of Stored Data

While some people surveyed were concerned about the privacy of recorded data, it should be noted that all data is securely stored. There are strict protocols for sighting and sharing recorded CCTV data as outlined by the CCTV Management Policy and overseen by the Manager Customer and Business Integrity. Data integrity and privacy is maintained with controlled and restricted access to

CCTV footage, and automated deletion of data that is not required occurs no later than 30 days from the recording date.

5. **CCTV Footage requests from NSW Police are being responded to within 72 hours.**

   CCTV footage requests from NSW Police represent the majority use of footage recorded by WCC as demonstrated below over the 2024 calendar year. All CCTV requests from NSW Police were addressed and responded to within a 72-hour period. All of these requests are filed in WCC's Document Management system ECM, here.

6. **Community perception of safety in areas covered by CCTV.**

   Community surveys results showed that two-thirds of those surveyed knew there was CCTV in the Wollongong CBD and it made them feel safer. Just over half said they thought CCTV was an appropriate tool for community safety.

7. **Whether CCTV is meeting its purpose for installation**

All council owned and operated CCTV is meeting its purpose for installation and is only being used in accordance with the established objectives.

From the 241 requests for Council collected CCTV in 2024, it could be assumed that the CCTV network assists NSW Police in the investigation and/or prosecution of civil and criminal offences in relation to the security of public places and Council's facilities/assets, or crimes against the person. Similarly, the survey responses indicate that the majority of responders agree that the presence of CCTV in the CBD is improving public confidence in the safety and security of public places and the distinct drop in vandalism and antisocial behaviour following the CCTV installation at Bald Hill is a testament to the power of CCTV to mitigate the risk of such behaviour in high risk public places.

CONCLUSION

The existing CCTV network has proven to be effective in the provision of CCTV footage and coverage within areas of concern. Data integrity and privacy is maintained with controlled and restricted access to CCTV footage, and automated deletion of data that is not required occurs no later than 30 days from the recording date. There is a maintenance plan and schedule in place to ensure WCC can maximize the lifecycle of these assets. Assets are being replaced / upgraded as required to ensure we retain a robust and reliable service to the community.

In essence the governance and management of the CCTV network continues to be aligned to community expectations.

APPENDICES

1. CCTV Network Evaluation Report [Doc ID 26133965]
2. 2. CCTV Code of Practice Policy [Doc ID 26147593]
3. 3. CCTV Management Policy [Doc ID 26344047]
4. 4. CCTV Standard Operating Procedure [Doc ID 23607197]

CCTV CODE OF PRACTICE
COUNCIL POLICY

ADOPTED BY COUNCIL: [TO BE COMPLETED BY GOVERNANCE]

PURPOSE

This Code of Practice (policy) outlines the principles that council staff will consider when determining the establishment, operation and management of CCTV in public places.

POLICY INTENT

The main objectives of this policy are to:

1. Help secure a safer environment and protect the community and property from crime
2. Assist in reducing personal and property crime levels by deterring potential offenders
3. Assist Police in determining the appropriate allocation of resources in situations where the commission of a crime is imminent or in progress
4. Assist in the detection and prosecution of offenders and
5. Assist with crowd control for public events.

WOLLONGONG 2035 OBJECTIVES

This policy aligns to Goal 4 of our Community Strategic Plan, “We have a healthy, respectful and inclusive community” and in particular the objective 4.6 “Work together to reduce crime, and foster a safe and resilient community”.

POLICY

Closed Circuit Television (CCTV) has increasingly featured in the community as a safety and crime prevention tool. CCTV can be effective in improving perceptions of safety, deterring antisocial and criminal behaviour, protecting assets and assisting in prosecution.

This CCTV Code of Practice (policy) is to be applied to the management of the CCTV system used across the entirety of the Wollongong Local Government Area (LGA). The CCTV system consists of cameras, monitors, control panels, intelligent video software, video recording systems and supporting infrastructure.

Wollongong City Council’s CCTV system is part of a layered security response that Council utilises with an aim to reduce crime. Other strategies include activating public space, appropriate lighting, natural surveillance, access control and signage.

Temporary CCTV cameras differ from Council’s other CCTV cameras only in that they can be rapidly deployed to and from locations in order to prevent and reduce crime and anti-social behaviour in public space. Temporary CCTV cameras are included in Council’s CCTV Program and are covered by Council’s CCTV Code of Practice.

It is acknowledged that CCTV cameras installed in public place locations and as part of Council infrastructure may also capture Council staff performing work tasks. The CCTV Program, the subject of this Code of Practice, is not designed to intentionally provide workplace surveillance. Where the purpose is to provide workplace surveillance and/or a record of accidents or other non-crime incidents, Council’s Surveillance of Employees Policy must be complied with.

This Code applies to CCTV established, operated or managed by, or on behalf of Council with Council’s express consent.

This Code does not apply to:

a) any CCTV installed by a third party, such as a tenant or licensee of Council land and/or facilities

b) mobile cameras including dash cams, safety cams (e.g. on community buses), web cams, drone footage and body worn video cameras that are primarily used for Council activities associated with enforcement by authorised officers of Council in their delegated tasks or for personal safety

c) Cameras capturing still images for the purposes of regulatory compliance

d) cameras attached to Council's garbage trucks for operational purposes

e) where CCTV cameras are used for condition reporting of assets

f) CCTV cameras operated for the purposes of Illegal Dumping Surveillance

g) cameras used as smart sensors for the purpose of collecting data for business intelligence analytics e.g. for traffic flow monitoring or crowd density estimations etc.

Although CCTV systems installed by a community-based organisation who lease Council facilities are outside the scope of this Code, these systems will need approval from Council prior to installation. Council staff will consider how the proposed system aligns with the principles (below) prior to approving such a system. If approved, the system will be owned and operated by the organisation in accordance with appropriate legislation and guidelines.

Nothing in this policy authorises or permits in any way the use of facial recognition or any form of biometric technology. As a consequence, Council CCTV cannot incorporate or deploy such recognition or biometric technology.

KEY PRINCIPLES

Council staff will consider and determine the establishment, operation and management of CCTV in public places by Council, in accordance with applicable guiding principles as required, such as those outlined in the NSW Government CCTV Guidelines.

1. Council staff will ensure that where CCTV is established, operated and managed for crime prevention and community safety purposes, that the implementation of CCTV will be part of an integrated, multi-agency approach to crime control and community safety.

CCTV will only be considered as one part of a range of crime prevention measures, and not a stand-alone strategy, and prior to installation, a safety and security audit will be completed. The audit will consider:

- Whether the problem is on-going or the result of a one-off event
- Whether the perception of crime is supported by evidence and data
- How the establishment, operation and management of CCTV fits within a broader crime prevention strategy
- Evidence as to the effectiveness of CCTV in addressing the identified crime
- The lawfulness of the collection of personal information via CCTV, and
- The costs associated with establishing, operating and managing the CCTV

2. Council staff will ensure that the ownership of a public area CCTV system is clear and publicly known.

   - Council staff will erect signs informing the public of the existence of CCTV in a public place and will ensure that the signs comply with relevant legislation such as the Privacy and Personal Information Protection Act 1998 (PPIP Act).

   Furthermore, Council staff will maintain a public register of all Council CCTV systems and their locations.

3. When considering establishing or significantly expanding a public area CCTV system, Council staff will ensure that the relevant concerns of all parties affected are considered through an effective consultation process. These could include:
    - Residents
    - Users of the public place
    - Local businesses
    - Police and other regulatory authorities, and
    - Council staff when the regular place of work will be affected.

Information available through the consultation process will include the potential benefits of the system, possible costs involved, and privacy implications, including people's rights and Council's responsibilities. Consultation with Council staff will ensure compliance with the Workplace Surveillance Act 2005 and ensure that staff are given due notice prior to the installation of a system.

4. Council staff will identify the purpose and will develop and document objectives for the establishment, operation and management of CCTV in a public place. CCTV will only be used in accordance with its established objectives and not for any other purpose. Objectives may include:
    - To assist in the investigation and/or prosecution of civil and criminal offences in relation to the security of public places and Council's facilities/assets, or crimes against the person
    - Improving public confidence in the safety and security of public places
    - To deter anti-social behaviours in high risk public places
    - To assist with the safety of Council staff or authorised contractors within public places
    - To assist with the management/operations or maintenance of public places, or monitoring their use or
    - Identifying potential environmental or safety risks.
5. Where CCTV is established in a public place for crime prevention purposes, Council staff will consult with NSW Police to ensure that the installation of CCTV fits within a broader crime prevention strategy and will meet its objectives. NSW Police have viewing access to Council's CCTV facilities under an agreed Memorandum of Understanding.
6. Council staff will ensure that its CCTV systems are open and accountable and operate with due regard for privacy and civil rights of individuals and the community, including that:
    - The recording and retention of images is undertaken lawfully
    - The purpose for which the information is being obtained is known
    - The information is not used for any purpose other than that stated
    - People are made aware that they may be subject to CCTV surveillance, and
    - The owners of the system are known and accountable for its operation
7. Council staff will develop and implement an evaluation framework for each public place where CCTV is established to determine whether the CCTV is achieving its objectives.

The evaluation framework will provide guidance on appropriate mechanisms to enable Council staff to assess whether the CCTV system is:

- Achieving its objectives (including an assessment of its impact upon crime and community safety, for those systems implemented for crime prevention or community safety purposes)
- Being used in accordance with its established objectives, and not for any other purpose
- Impacting on any groups

- Providing an overall benefit (after consideration of the costs involved in operating the system), and
- Requires changes to the extent or location of the cameras, or technology utilised.

8. Complaints in relation to Council's establishment, management or operation of CCTV may be made through Council's existing customer contact processes (in person at Council's Customer Service Centre, or via phone, letter or email).

   Complaints, except for those specified below, will be managed in accordance with Council's Customer Feedback and complaints Policy.

   Complaints in relation to Council's handling of a person's personal information may be made and will be managed in accordance with Council's Privacy Management Plan.

   Complaints in relation to Council's handling of a person's personal information may also be made to the NSW Information and Privacy Commissioner.

9. Council staff will review its CCTV systems every three (3) years to assess compliance with this Code and any associated management policies and standard operating procedures. The review will examine such matters as:
   - Assessment of the system and any technological problems
   - Processes used to receive, access and process footage requests
   - Complaints received and responses provided
   - Compliance with relevant legislation, regulations and Australian Standards, and
   - Whether the systems and processes utilized remain good practice.

LEGISLATIVE REQUIREMENTS

The policy reflects, relevant laws and standards including

- *NSW Privacy and Personal Information Protection Act 1998*
- *NSW Privacy and Personal Information Protection Regulation 2019*
- *NSW Workplace Surveillance Act 2005*
- *Security Industry Act 1997* No. 157 (NSW)
- NSW Government policy statement and guidelines for the establishment and implementation of closed circuit television (CCTV) in public places Standards Australia (2006) Closed Circuit television (CCTV) Part 1 Management and operation (AS 4806.1 – 2006)
- Standards Australia (2006) Closed Circuit television (CCTV) Part 2 Application guidelines (AS 4806.2 – 2006)

REVIEW

This Policy will be reviewed a minimum of once every term of Council, or more frequently as required, if significant legislative changes occur, or upon any changes to the NSW Government CCTV Guidelines.

The review will consider the results of the audits of Council's CCTV systems, to ensure that this Code is effective and has been implemented appropriately.

CCTV CODE OF PRACTICE | COUNCIL POLICY

RELATED STRATEGIES, POLICIES AND PROCEDURES

CCTV Standard Operating Procedures

CCTV Management Policy

Privacy Management Plan

Customer Feedback and Complaints Management Policy

DEFINITIONS

Closed Circuit Television System (CCTV) - A private television system involving one or more cameras, used to transmit images to a specific limited number of monitors on the same network or circuit

Public Places - Land and/or facilities that are owned, operated, or in the care of Council and which are considered by Council to be freely accessible to members of the public. Such areas may be defined by relevant legislation. Examples of public places, for the purposes of this Code, include Council's Customer Service Centre, libraries, parks, playgrounds, community centres, sporting fields, swimming pools, streets, footpaths

APPROVAL AND REVIEW	
Responsible Division	Information Management and Technology
Date adopted by Council	[To be inserted by Corporate Governance]
Date/s of previous adoptions	28/11/2022, 10/12/2018 17/07/2017, 27/06/2016, 27/10/2011, 11/2006, 8/04/2013
Date of next review	[To be inserted by Corporate Governance]

ITEM 10 PROPOSED ROAD CLOSURE AND SALE OF DISUSED PUBLIC ROADS TRAVERSING 132 STAFF ROAD AT CORDEAUX HEIGHTS

This report is submitted to obtain Council's authority to the partial closure of portions of unformed 'paper' public roads (Subject Road) traversing Lot 1000 in DP 1315222 being 132 Staff Road at Cordeaux Heights (Subject Property) and to the subsequent sale of those closed portions of Subject Road to the adjoining property owner.

RECOMMENDATION

1 Council closes the portions of Public Road traversing Lot 1000 in DP 1315222 (as shown shaded yellow in Attachment 1) via a Staged Road Closure Process, and upon closure, the land vest to Council as Operational Land pursuant to the *Local Government Act 1993*.

2 The closure of those portions of Public Road be subject to the grant of an easement in favour of Endeavour Energy in respect to the existing Electricity Transmission Line 45.72 wide, subject to final survey and associated Section 88B Instrument.

3 The General Manager be authorised to approve the negotiations and the final sale price in relation to the disposal of the closed portions of Road and the property owner be responsible for all costs associated with the road closure and sale.

4 The Lord Mayor and General Manager be granted authority to affix the Common Seal of Council to any documentation required to give effect to this resolution and the General Manager be granted authority to sign any documentation necessary to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Jenny Towers, Manager Commercial Operations + Property (Acting)
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

1 Proposed Road Closure Plan

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DA	Development Application
NSW LEC	NSW Land and Environment Court
PP-2015/3	Planning Proposal No.2015/3

BACKGROUND

The Subject Property is located at the end of Staff Road at Cordeaux Heights, within the foothills of the Illawarra Escarpment and specifically Mount Kembla.

In 2017, Council endorsed PP-2015/3 that resulted in changes to the environmental zonings across the Subject Property, a reduction in minimum lot sizes, amendments to the floor space ratio as well as the establishment of a bio banking agreement over part of the Subject Property.

The applicant has proposed development of the Subject Property that generally reflects the Planning Proposal. On 23 November 2022, Stage 1 of the development (DA-2021/463) was determined by the NSW LEC. It comprises a 38-lot residential subdivision and associated works.

Stage 2 of the development (DA-2023/769) is currently the subject of proceedings in the NSW LEC. The proceedings are scheduled for hearing on 30-31 October 2025. The Stage 2 development proposes a further subdivision of the Subject Property into 43 residential lots with associated works. The closure (and subsequent sale) of the relevant portions of Subject Road – if approved by Council – will resolve several of the outstanding contentions in the proceedings currently before the NSW LEC.

The Subject Property is traversed by several paper roads and various easements. Due to the topography and geotechnical constraints of the site, the physical roads approved as part of the Stage 1 development (DA-2021/463) and proposed as part of the Stage 2 development (DA-2023/769), cannot be constructed within the 'paper' public road alignments. For this reason, the applicant has requested that Council close those portions of (unused) Subject Road for the purpose of enabling both the Stage 1 and Stage 2 developments to be realised. The closed portions of Subject Road will ultimately be incorporated within the proposed residential lots.

The power to close public roads is vested in Council as the relevant Roads Authority under the *Roads Act 1993*. Pursuant to the *Local Government (Amending) Act 1908*, all portions of Subject Road are deemed to be Council Public Roads.

If Council approves the closure (and subsequent sale) of the portions of Subject Road, the proposal will be progressed via a staged closure process (Staged Closure), to ensure continuity of the road network.

Statutory notification of the proposed road closure was conducted on 5 May 2025 as required under Section 38B of the *Roads Act 1993.* A total of 10 submissions were received, all from notifiable authorities. Endeavour Energy Network Property (Endeavour Energy) indicated it would require an easement over its existing Electricity Transmission Line 45.72 wide within the site of the proposed road closure area. No submissions were received from adjoining property owners.

In line with Council's Land and Easement Acquisition and Disposal Policy, a valuation report was obtained from Herron Todd White to assess the value of the portions of Subject Road to be closed. Details of the sale price (compensation payable) have been circulated to Council under separate cover.

Following negotiations with the adjoining landowner, an in-principle agreement has been reached as to the proposed terms of the proposed partial road closure and sale. All costs associated with the partial road closure and sale will be borne by the applicant.

PROPOSAL

It is proposed that Council authorise:

(i) the closure and sale of those portions of unused Public Road traversing Lot 1000 in DP 1315222;

(ii) the closures and sale to be progressed as a staged closure process to ensure continuity of the road network; and

(iii) the General Manager to approve the sale price subject to independent valuation advice and/or a valuer's agreement.

CONSULTATION AND COMMUNICATION

Council Officers have consulted and communicated both internally and externally in accordance with the statutory procedural matters required under the *Roads Act 1993.*

- Independent valuation advice from Herron Todd White
- City Wide Development – Development Assessment Certification
- Land Use Planning – City Strategy
- Environmental Planning – City Strategy
- Open Space + Environmental Services Division
- Civil Assets – Infrastructure Strategy + Planning
- Floodplain + Stormwater - Infrastructure Strategy + Planning
- Transport + Infrastructure Planning – Infrastructure Strategy + Planning
- Geotech - Project Delivery
- Development Engineering – Development Assessment Certification
- Recreation Services – Sport and Recreation

- Commercial Operations + Property Division
- General Counsel – Legal Services.
- Bartier Perry Pty Limited

Council also statutorily notified the proposal in the Illawarra Mercury and Council's Website and consulted adjoining property owners. Ten (10) submissions were received by the closing date of 9 June 2025, all from notifiable authorities. No objecting submissions were received.

Consultation with Crown Lands (Road Closure team) confirmed no objections to the proposal and vesting of the land in Council upon closure.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 2 'We have well planned, connected, and liveable places'. It specifically delivers on the following:

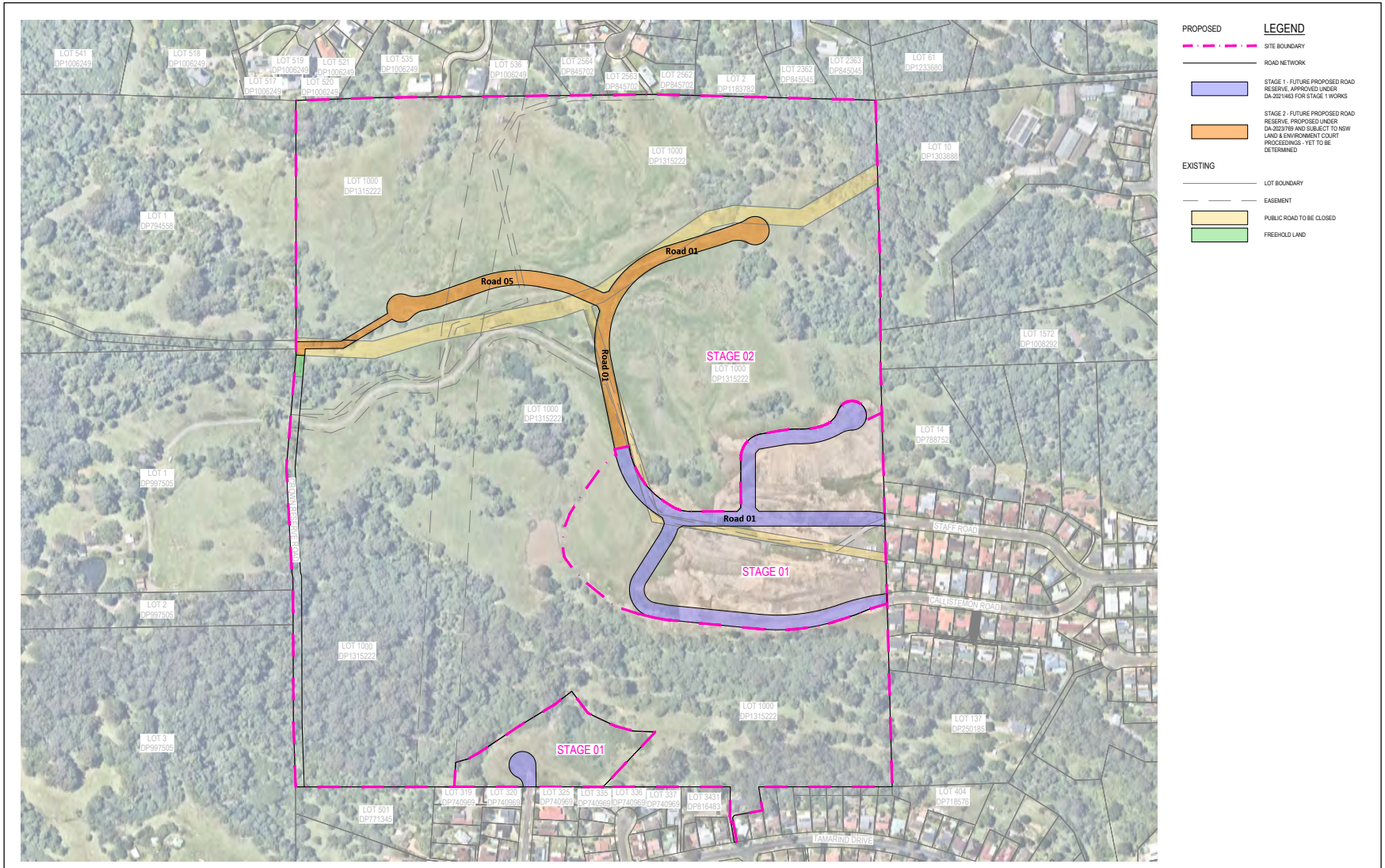
Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
2.1 Urban areas are planned and well maintained to provide a healthy and safe environment for our community to live, work and play.	Property Services
2.4 Housing provides choice, affordability, and liveability for our diverse community.	

FINANCIAL IMPLICATIONS

In progressing the Road Closure, Council will generate revenue from the sale and ongoing rate revenue. The applicant will be responsible for all costs associated with the road closure and sale.

CONCLUSION

It is recommended that Council resolve to closure and sale of the Subject Road in accordance with the reasons outlined in this report.


LEGEND
PROPOSED
SITE BOUNDARY
ROAD NETWORK
STAGE 1 - FUTURE PROPOSED ROAD RESERVE. APPROVED UNDER DA-2021/463 FOR STAGE 1 WORKS
STAGE 2 - FUTURE PROPOSED ROAD RESERVE. PROPOSED UNDER DA-2023/769 AND SUBJECT TO NSW LAND & ENVIRONMENT COURT PROCEEDINGS - YET TO BE DETERMINED
EXISTING
LOT BOUNDARY
EASEMENT
PUBLIC ROAD TO BE CLOSED
FREEHOLD LAND
Road 01
Road 05
STAGE 01
STAGE 02
STAFF ROAD
CALLISTEMON ROAD
TAMARIND DRIVE
SCALE 1:2000 AT ORIGINAL SIZE
PROPOSED SUBDIVISION OF LOT 1000 IN DP1315222
STAFF ROAD CORDEAUX HEIGHTS
STAGE 01 & 02 - ROAD CLOSURE NOTIFICATION
LAYOUT PLAN
FOR INFORMATION
ISC00366-00-SK095
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P4

ITEM 11 REVIEW - DAPTO AND CORRIMAL POOL TRIAL SCHOOL HOLIDAY VOUCHER PROGRAM

This report is to provide an update on the Council Resolution resolved unanimously within the Council meeting of 16 December 2024 to trial a voucher system for free entry to Dapto and Corrimal swimming pools for children aged 5 to 16 years during the summer NSW School Holiday period. This report also explores options for expanding the program to people from a refugee background.

RECOMMENDATION

That Council adopt Option A – continue to trial a digital voucher system at Dapto and Corrimal swimming pools for 5 to 16-year-olds at the beginning of the summer NSW School Holiday period, looking to enhance the program through pre-registration and targeted promotion.

REPORT AUTHORISATIONS

Report of: Mark Berriman, Manager Sport + Recreation
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

There are no attachments for this report.

ACRONYMS USED IN REPORT

Abbreviation	Meaning
CALD	Culturally and Linguistically Diverse
IMS	Illawarra Multicultural Services
LGA	Local Government Area
MCCI	Multicultural Communities Council of Illawarra

BACKGROUND

At its meeting on 29 July 2024, Council resolved to prepare an options paper and detail the cost to Council to implement a voucher system, or other options, which provide free entry to Dapto and Corrimal swimming pools for children aged 5 to 16; initially during the NSW summer school holiday period. The resolution also included investigating funding opportunities to support water-based recreation as part of a proposed Summer Swim Program.

Wollongong City Council operates eight community swimming pools. Six are seasonal and offer free entry, while Dapto and Corrimal pools are heated and operate year-round. Entry fees at these two facilities are applied to help offset the higher costs associated with year-round operation.

At its meeting on 16 December 2024, Council endorsed a trial of a digital voucher system for children aged 5 to 16 at Dapto and Corrimal pools during the summer school holidays. The system utilises Council's existing facility management software and cashier services to streamline access, improve customer experience and enable effective data collection for program evaluation.

Council unanimously resolved to:

1. Adopt Option D – implementing a digital voucher system at Dapto and Corrimal swimming pools at the beginning of the NSW School Holidays for Corrimal pool (commencing from Monday, 23 December 2024) and upon the reinstatement of entry fees at Dapto Memorial Swimming Pool from Monday,
   6 January 2025).
2. Consider in the review of the trial, an expansion of the trial, to include people of all ages from a refugee background for future schemes.

PROPOSAL

The trial was conducted from Monday, 23 December 2024 to Thursday, 30 January 2025. To access the program, a parent or guardian was required to collect a 10-visit pass, verify the child's date of birth and present photo identification confirming residency within the Wollongong Local Government Area (LGA).

Vouchers were valid exclusively for recreational swimming activities at Corrimal and Dapto Pools. They were not applicable for:

- Programmed commercial activities (e.g. learn-to-swim and squad lessons)
- Aqua aerobics classes
- Adult or concession pass holders
- Spectator fees for supervising parents or guardians.

Trial Voucher Program Review – Attendance Figures

During the trial, a total of 2,305 10-visit vouchers were distributed at Corrimal Pool and 902 at Dapto Pool. This equates to a potential 32,000 subsidised visits across both facilities, representing an estimated subsidy value of approximately $125,000.

Despite the scale of the subsidy, attendance figures did not show a significant increase during the trial period. Below is a comparative analysis of attendance data over the past few seasons:

Pool	Month	Average Attendance (FY2022–FY2024)	FY2025 Attendance	Change
Corrimal Pool	December	13,458	14,591	+1,133 visits
Corrimal Pool	January	18,571	18,631	+60 visits
Dapto Pool	January	10,305 (No data for 2024)	10,662	+357 visits

Corrimal Pool experienced a modest increase in December attendance during FY2025 compared to the three-year average, while January attendance remained relatively stable. Notably, there was a visible bump in attendance during the first week of the voucher program at Corrimal Pool. However, this initial surge did not translate into sustained increased participation for the remainder of the school holiday period.

Dapto Pool, where the voucher program began on 6 January 2025, saw a slight increase to attendance compared to the two-year average. While there was an initial bump in attendance figures, these figures suggested that while the voucher program had strong initial engagement and uptake, it did not significantly boost overall visitation during the school holiday period.

Feedback

Initial anecdotal feedback suggests the School Voucher Program trial was positively received by the community. Contract partners operating the frontline cash services at Corrimal and Dapto aquatic facilities reported the presence of new patrons who may not have previously accessed these services. This suggests that some Wollongong residents, who might typically use other local swimming pools, were encouraged to visit Corrimal and Dapto due to the free access provided through the program.

Both contract partners also reported that they experienced increased operational costs during the first fortnight of implementation, primarily due to the need for additional staffing to accommodate for the distribution of passes. A possible future solution would be to allow community members to sign up for the program 2–3 weeks prior to its commencement. Extending the lead time for registration and promoting the initiative through targeted messaging could help manage the customer experience more effectively, reduce the need for reactive staffing increases and potentially drive higher participation numbers through early engagement.

While a small number of individuals expressed concerns about being excluded from the voucher program, these instances were limited and did not appear to be concentrated within any particular demographic group. Importantly, no negative feedback was received from refugee or Culturally and

Linguistically Diverse (CALD) communities regarding access to Corrimal or Dapto pools. This may be attributed to the inclusive nature of the current trial, which did not exclude children from CALD or refugee backgrounds, as all children aged 5 to 16 years residing in the LGA were eligible to participate.

Further context provided by Council's Community Development Team, who work closely with multicultural communities, suggests that geographic accessibility likely influenced the lack of feedback from CALD communities. Dapto Pool is less likely to attract newly arrived migrants, as many settle in central and southern suburbs (such as Berkeley; Warrawong and Cringila) and may not have access to private transport. Corrimal Pool, while slightly more accessible, still presents challenges.

Refugee Community and Water Safety

Refugees and migrants are considered at high risk of drowning due to a combination of cultural, social and environmental factors. Many come from backgrounds where swimming is not a common recreational activity and water safety education may not have been prioritised.

The trial voucher program promotes equitable access to Wollongong's community pools, but fee-free entry alone is not the most effective way to support communities at higher risk of drowning, particularly refugees. Six supervised pools across the LGA already offer free access, yet facilities like Dapto Pool are less accessible to newly arrived migrants who often settle in central and southern suburbs and may lack private transport. More impactful are targeted water safety education and subsidised learn-to-swim programs, which build essential skills and awareness. In 2025, McKeon's Swim School and Northern Stars Swim School were appointed to deliver such programs, funded by the NSW Office of Sport, for multicultural and disadvantaged communities. Council's involvement in initiatives such as the Multicultural Water Safety Day further highlights the importance of tailored, hands-on education in empowering at-risk communities to safely engage with aquatic environments.

Verification Documents

Council officers initially explored two primary options for verifying eligibility of people with a refugee background, if the trial voucher program were expanded to refugee groups:

- ImmiCard – issued by the Australian Government to confirm immigration status, particularly for asylum seekers and resettled refugees.

- Valid foreign passport accompanied by an Australian visa – used to identify individuals who may be newly arrived.

While these documents initially appeared to offer a practical solution for confirming refugee or migrant backgrounds, several limitations were identified. Not all refugees or migrants possess an ImmiCard, particularly those on specific visa subclasses, which could result in the exclusion of eligible individuals. Similarly, foreign passports with Australian visas do not reliably confirm refugee or humanitarian status, as they may also apply to individuals on other migration pathways.

To address these challenges and improve accessibility, Council has been working with the Australian Red Cross, Illawarra Multicultural Services (IMS), Multicultural Communities Council of Illawarra (MCCI) and its own Community Development Team to explore more inclusive and practical verification options for the program, including a redemption card to be handed out by these organisations to better verify refugee status.

Options for Trial Voucher Program – 2025/2026 Season

A summary of the options that were considered are tabled below:

Option A – Continuation of School Holiday Voucher Program	Option B – Expansion of Voucher Program to include all individuals from a refugee background	Option C – Discontinuation of Voucher Program
• The current program targeting 5 to 16 year olds remains the most equitable approach, ensuring inclusion of children from refugee backgrounds. • Promoting the program earlier and enabling voucher redemption prior to its start could enhance the customer experience and improve attendance. • Opportunities exist to promote the program in collaboration with multicultural partner organisations.	• Consider expanding the program to include individuals over the age of 16 from refugee backgrounds. • Verification includes photo ID, proof of residency, proof of refugee status. • Complications due to redemption process (requires card to be deployed via third party, then redeem voucher at different location) and lack of water safety or programming that would better serve this high-risk group.	• Current attendance numbers don't support significant impact. • Corrimal and Dapto Pools are open 12 months of the year and are heated year-round. Despite the entry fees in place, they remain Council's two highest subsidised community pools. • Can look to better promote the program to drive participation.

Option A – Continuation of the School Holiday Voucher Program (Recommended)

This option proposes continuing the existing trial 10-visit voucher program for children aged 5 to 16 years during the summer NSW School Holiday period. It is considered the most equitable and inclusive approach, as it supports all children within the age range, including those from refugee and CALD backgrounds. Enhancements such as earlier promotion, pre-program registration and stronger partnerships with multicultural organisations (eg IMS and MCCI) could improve participation, especially amongst migrant communities and streamline operations.

Option B – Expansion of the Voucher Program to all individuals from a refugee background (Not recommended)

This option would extend the program to include refugee-background individuals over the age of 16. While it aims to address a high-risk group, it introduces significant complexity, including the need for third-party verification through Australian Red Cross, Illawarra Multicultural Services (IMS), or Multicultural Communities Council of Illawarra (MCCI), as well as distribution of redemption cards and dual-location voucher distribution (need to verify refugee status at a third party location, then collect voucher at the pool). Moreover, this approach lacks integration with water safety education, which is a more effective strategy for reducing drowning risk.

Option C – Discontinuation of the Voucher Program (Not Recommended)

This option suggests ending the voucher program due to modest attendance increases during the trial. However, rather than discontinuing, there is a case for refining and better promoting the program in its second year. Feedback from contract partners and Council's Community Development Team indicates that earlier communication, targeted outreach and improved registration processes could enhance uptake.

CONSULTATION AND COMMUNICATION

Consultation with internal stakeholders included Lifeguard Services and Community, Culture and Engagement. Consultation also occurred with Red Cross, IMS and MCCI. Consultation with Council's contract partners has indicated their support of the continuation of the voucher program on a trial period.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 4 'We have a healthy, respectful and inclusive City'. It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
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	Aquatic Services

RISK MANAGEMENT

There is a financial risk in continuing subsidised entry at Council's two fee-based swimming pools. Entry fees are in place at these pools to subsidise the heating systems and associated utility costs. Fees collected during peak periods at these facilities allow subsidisation of the cost to run these pools year-round.

FINANCIAL IMPLICATIONS

Creating a subsidised voucher program will see a loss in revenue for Council. During the 2024/2025 trial period, a total of 3,207 ten-visit vouchers were distributed across Corrimal and Dapto Pools, resulting in an estimated subsidised value costing $128,280. Without the specific individual attendance for each time a voucher was redeemed, the actual opportunity loss of revenue is unknown.

It should also be noted that the operational costs associated to Council's community pools equated to $6,754,710 for the 2024/25 financial year. Dapto Pool operated at a loss of $1,109,000 in the last financial year and Corrimal pool incurred an operating loss of $828,000 for the same period. The financial impact of waiving fees at Dapto Memorial Swimming Pool for the period September 2023 to September 2024 has been a reduction of approximately $250,000 in revenue for Council.

CONCLUSION

Continuing the voucher program for children aged 5 to 16 years during the summer NSW School Holiday period provides a further opportunity to explore increase utilisation and activation of the heated swimming pools. With improved promotion and early registration, the program can build on its initial success and further support access to Corrimal and Dapto Pools for all eligible children, including those from refugee and CALD backgrounds.

ITEM 12 ELECTION OF DEPUTY LORD MAYOR

Council may elect a Deputy Lord Mayor who would assume all the duties and powers of the Lord Mayor in their absence. The *Local Government (General) Regulation 2021* outlines the process for electing a Deputy Lord Mayor which is outlined in this report.

RECOMMENDATION

1 Council elect a Deputy Lord Mayor for a term determined by the Council.

2 Council determine whether the method of election for the Deputy Lord Mayor is by open voting, ordinary ballot or preferential ballot.

3 Council proceed to conduct the election of Deputy Lord Mayor in accordance with the determined method and the requirements of the *Local Government (General) Regulation 2021.*

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer + Business Integrity
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

There are no attachments for this report

ACRONYMS USED IN REPORT

Abbreviation	Meaning
Act	Local Government Act 1993
Regulation	Local Government (General) Regulation 2021

BACKGROUND

The Deputy Lord Mayor assumes all the duties and powers of the Lord Mayor at the request of the Lord Mayor, or if the Lord Mayor is prevented by illness, absence or otherwise from exercising the function or if there is a casual vacancy in the Office of Lord Mayor.

Section 231 of the *Local Government Act 1993* (the Act) provides for Councillors to elect a person from among their number to be the Deputy Lord Mayor. The person may be elected for a maximum period that is equal to the term of the Lord Mayor, or a shorter term as resolved by Council. Council is not required to have a Deputy Lord Mayor.

Clause 394 of the *Local Government (General) Regulation 2021* (the Regulation) stipulates that '*if a Mayor or Deputy Mayor is to be elected by the Councillors of an area, the election is to be in accordance with Schedule 7*' of the Regulation.

On 14 October 2024, Cr Linda Campbell was elected Deputy Lord Mayor for a one-year term up to October 2025. As the election was for a one-year term, an election is now required to appoint a Deputy Lord Mayor for a period determined by Council moving forward.

PROPOSAL

The General Manager has appointed Council's Governance and Risk Manager, Michelle Martin, to be the Returning Officer for the election of the Deputy Lord Mayor.

The process to be followed in the election of the Deputy Lord Mayor in accordance with Schedule 7 of the Regulation is as follows:

- A Councillor is to be nominated in writing by two or more Councillors, one of whom may be the nominee, and the nomination is not valid unless the nominee has indicated consent to the nomination in writing.
- The nomination is to be delivered or sent to the Returning Officer by 5pm on 27 October 2025.

- The Returning Officer is to announce the names of the nominees at the Council meeting at which the election is to be held.
- Should more than one Councillor be nominated, Council is to resolve at the meeting at which the election is to be held whether the election is to proceed by way of open voting (i.e. a show of hands) ordinary ballot or preferential ballot.
- Ordinary or preferential ballots are secret ballots, and all Councillors will need to be in physical attendance in the meeting if the election is to be held by way of an ordinary or preferential ballot.
- Open ballots can be undertaken remotely where a council is conducting its meetings by audio visual link, or if an individual Councillor/s is attending via audio visual link.
- Counting will be conducted in accordance with Parts 2 or 3 of Schedule 7, depending on the method adopted by Council.

The term of the Deputy Lord Mayor will need to be determined by Council and can be for a period of one year, two years, or the remainder of the term of Council.

Elections for the role of Deputy Lord Mayor will generally be held during the month of September. However, on occasion this may vary if the adopted meeting dates of Council do not accommodate such timings. As such Council has the following options in determining the Deputy Mayor term from October 2025 onwards:

- Initial term of one or two years, for the period up to September of the relevant year, which will result in additional term(s) to be filled by future elections; i.e. for the period up to September 2026, or the period up to September 2027, or
- For the remainder of the Council term, i.e. for the period up to September 2028.

CONSULTATION AND COMMUNICATION

This report has been prepared in accordance with the provisions of the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*. Councillors separately received notification of this election together with a nomination form prior to the meeting occurring.

CONCLUSION

Council may elect a Deputy Lord Mayor to exercise the functions of the Lord Mayor at the request of the Lord Mayor, or if the Lord Mayor is prevented by illness, absence or otherwise from exercising the function, or if there is a casual vacancy in the Office of Lord Mayor.

ITEM 13 EXECUTION OF LICENCE AGREEMENT TO ILLAWARRA HOCKEY INCORPORATED - PART LOT 102 DP 878563 BEING ILLAWARRA HOCKEY STADIUM, LINDSAY MAYNES PARK, WAPLES ROAD, UNANDERRA.

Illawarra Hockey Incorporated has occupied and held a Licence agreement for part Lot 102 DP 878563 being Illawarra Hockey Centre, Lindsay Maynes Park, Waples Road, Unanderra since 1998. Following its intent to renew its licence, a legally binding new licence agreement commenced on 1 July 2020 under the delegation of the General Manager.

This report outlines the details of the proposal and seeks Council approval to formally execute the 20 year licence agreement with Illawarra Hockey Inc in accordance with delegation requirements under the same licence terms as previously agreed.

RECOMMENDATION

1. Pursuant to Section 47 of the *Local Government Act 1993,* Council authorises the grant of a Licence in respect to Community Land for a term of 20 years to the Illawarra Hockey Inc for part Lot 102 DP 878563 being Illawarra Hockey Centre, Lindsay Maynes Park, Waples Road, Unanderra.
2. Pursuant to Section 47 of the *Local Government Act 1993,* as the Licence does not exceed 21 years, Council can grant the licence under delegation of the General Manager.
3. Pursuant to Section 377 of the *Local Government Act 1993,* Council delegate to the General Manager the authority to formally execute the licence and any other documentation necessary to complete the matters.
4. Authority to grant to affix the Common Seal of Council and/or delegation pursuant to Section 377 of the *Local Government Act 1993* to the Licence documents.

REPORT AUTHORISATIONS

Report of: Mark Berriman, Manager Sport + Recreation
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

Illawarra Hockey Inc is a non-profit volunteer organisation created as a partnership between former associations Illawarra Men's Hockey Inc and Illawarra Women's Hockey Inc and was established to plan, develop and manage the Illawarra Hockey Centre for the playing of field hockey, indoor hockey and other compatible sports.

The Illawarra Hockey Centre indoor stadium opened in 1991 and has played host to a variety of events including local and state indoor hockey and volleyball, National Indoor Hockey Championships, futsal, table tennis, various trade shows, fairs and expos. The centre also incorporates two international standard synthetic hockey pitches opened in 1998 and 1999 and has hosted state, national and international championships.

Wollongong City Council granted a 20-year Licence Agreement to Illawarra Hockey Inc in 1998 which expired on 31 January 2018 and continued to operate on a monthly holding over basis pursuant to Clause 12.4 of the Licence.

Illawarra Hockey Inc advised its intent to renew its Licence Agreement, and a proposal was agreed to. By letter dated 4 March 2020, Council offered Illawarra Hockey Inc (Licensee) a new licence for the Illawarra Hockey Centre at Lindsay Maynes Park at Waples Road, Unanderra, that commenced on 1 July 2020 and has continued the agreement between the parties and allowed the Licensee to facilitate the management, maintenance and improvement of the hockey centre.

A legally binding licence agreement was created following satisfaction of the required conditions, despite the absence of a formally executed document at the time. The licence became binding on the execution of a written heads of agreement between the parties at the time where all the conditions were agreed to.

However, due to subsequent changes in delegation and the licence term exceeding 10 years, Council resolution is now required to formally execute the license agreement.

PROPOSAL

The Licence agreement terms to Illawarra Hockey Inc for a 20-year term include the following salient key proposal terms and conditions:

Licensor:	Wollongong City Council
Licensee:	Illawarra Hockey Incorporated
Address:	PO Box 233 UNANDERRA NSW 2526
Email:	info@illawarrahockeycentre.com.au
Area to be Licensed:	Part Lot 102 DP 878563, Lindsay Mayne Park, Waples Road, Unanderra including Indoor Sports Stadium Building (BO2832), Amenities Building (BO3506), Two Synthetic Sporting Fields, Shipping Container, Water Tank, Temporary Toilet Block, Lighting Towers, Security Fencing, and Storage Shed (DA-2017/1705).
Land Classification: Permitted Use:	Community Land, zoned RE1 - Public Recreation Hockey and other sporting activities, trade shows, exhibitions, functions and ceremonies.
Term of Licence:	Twenty (20) years
Commencement date:	1 July 2020
Terminating Date:	30 June 2040
Rental:	$810.00 (including GST) per annum as per Council's Fees and Charges for Sporting and Community Groups 2025/26.

CONSULTATION AND COMMUNICATION

Relevant internal divisions of Council were consulted and provided with the opportunity to comment in relation to the granting of the Licence including:

- Infrastructure Strategy and Planning
- City Strategy (Community Land Planning)
- Sport & Recreation
- Development Assessment & Certification
- Legal Services

Comments received from internal consultation were taken into consideration in preparation of the licence. No objections were received in relation to the proposal to grant a licence to the Illawarra Hockey Stadium Inc for a 20-year licence term.

Pursuant to Section 46 & 47 of the *Local Government Act 1993*, public notice of the proposal to grant the licence was provided to adjoining landowners, a notice was placed on the land, and in Council's Community update in The Advertiser newspaper on 6 March 2019 with a closing date of 4 April 2019. No objections were received; there were some general enquiries from surrounding residents.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2035 Goal 4 “We have a healthy, respectful, and inclusive community”. It specifically delivers on the following:

Community Strategic Plan 2035		Delivery Program 2025-2029
Strategy		Service
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	Parks and Sports Fields
4.4	Plan for, and provide opportunities for inclusion for people of all abilities in our community	
4.14	Council demonstrates responsible leadership that is customer focused, demonstrates respect and inclusion, and uses resources that are managed effectively to ensure long-term sustainability.	

SUSTAINABILITY IMPLICATIONS

Current and future sport and recreation facilities support long-term sustainability. Council’s overall vision is to provide a diverse range of sustainable, functional infrastructure that supports active, safe and inclusive participation in sport and recreation across the city of Wollongong.

RISK MANAGEMENT

Council officers will undertake due diligence and fire safety compliance checks to ensure that Illawarra Hockey Inc meets Council’s standard requirements. This includes adherence to all applicable Work Health and Safety (WHS) legislation and Council’s operational standards.

The licensee shall occupy and use the Licenced Area at the sole risk of the Licensee and must ensure that all activities conducted on site comply with relevant statutory obligations.

Licence Agreement Ambiguity: The current licence agreement is unsigned, which may complicate enforcement of responsibilities and terms related to asset maintenance and ownership. Noting legal advice has supported the agreement being current.

Delays in proceeding with executing the license or changing the terms of the previously agreed terms or conditions, may require a renegotiation and potential readvertising of new proposed lease and terms. This would have significant delays and unsettle the programming and events that Illawarra Hockey Incorporated has planned in good faith operating within the previously agreed terms that would impose disruption to services to the community.

FINANCIAL IMPLICATIONS

Council currently receives a rental income in the amount of $850.00 per annum (GST inclusive). The annual rental is in accordance with Council’s fees and charges for community sporting groups. Illawarra Hockey Inc is responsible for all costs associated with repairs and maintenance of the licenced area in accordance with the Building Maintenance and Replace Responsibility Schedule and the Sportsgrounds Maintenance Responsibility Schedule.

CONCLUSION

The Licence is consistent with Our Wollongong 2035 Community Strategic Plan and Council’s Sportsground and Sporting Facilities Strategy 2023-2027 objectives by providing effective management of Council’s Sport & Recreation assets to ensure we are successfully catering for existing and future sporting demands of our community.

The 20-year licence agreement with Illawarra Hockey Incorporated will continue to formalise the relationship between the two parties and provide clear responsibilities regarding maintenance and management of the site.

ITEM 14 ILLAWARRA HOCKEY INCORPORATED - REQUEST FOR FINANCIAL ASSISTANCE

Illawarra Hockey Incorporated (IHI) has submitted a request to Council seeking financial support for the recently completed roof replacement project at the Illawarra Hockey Stadium, Unanderra. The stadium which is located on Council-owned land, is a key regional facility supporting grassroots and representative hockey across the Illawarra currently operated under licence to IHI.

The roof structure had reached the end of its serviceable life, with leaking water damaging the asset and impacting operations and events. Its replacement was critical to ensuring the continued safe operation of the venue and the delivery of community sport programs. IHI had obtained a grant for partial funding of the replacement of the roof that is their responsibility under the current licence agreement, however there was a shortfall of funding for the completed project.

IHI has requested a loan arrangement with Council to fund the shortfall of the works that have been completed and has provided financial documentation to support its capacity to repay the loan from Council. The loan would constitute financial assistance under Section 356 of the *Local Government Act 1993*, requiring a formal Council resolution before any agreement is finalised.

This report outlines the key considerations associated with the proposed loan, including financial prudence, legal and governance implications, and reputational risks.

RECOMMENDATION

1 Approve a loan of $291,939 to the Illawarra Hockey Incorporated to cover the outstanding costs associated with the Indoor Hockey Stadium roof replacement project at the Illawarra Hockey Centre, Unanderra.

2 Authorise the General Manager (or delegate) to negotiate and execute a formal loan agreement.

3 Prior to financial assistance being provided, a formal licence agreement is to be entered into between Illawarra Hockey Incorporated and Wollongong City Council.

4 That Illawarra Hockey Incorporated is to provide ongoing financial reporting.

REPORT AUTHORISATIONS

Report of: Mark Berriman, Manager Sport + Recreation
Authorised by: Kerry Hunt, Director Community Services - Creative and Innovative City

ATTACHMENTS

There are no attachments for this report.

ACRONYMS USED IN REPORT

Abbreviation	Meaning
IHI	Illawarra Hockey Incorporated

BACKGROUND

Illawarra Hockey Incorporated (IHI) has a current license agreement to operate and manage the Hockey Centre located in Unanderra. The centre comprises of an Indoor Hockey Hall, amenities and two outdoor synthetic hockey fields. IHI is a non-profit volunteer organisation created as a partnership between former associations, Illawarra Men's Hockey Inc. and Illawarra Women's Hockey Inc. and was established to plan, develop and manage the Illawarra Hockey Centre for the playing of field hockey, indoor hockey and other compatible sports.

The Illawarra Hockey Centre has two international standard synthetic hockey fields, opened in 1998 and 1999, and has hosted State, National and International championships. The indoor stadium opened in 1991 and has played host to a variety of events including local and State indoor hockey and volleyball, National Indoor Hockey Championships, futsal, table tennis, and various trade shows, fairs and expos.

Licence Agreement

Wollongong City Council granted a twenty (20) year License Agreement to IHI in 1998 which expired on 31 January 2018 and continued to operate on a monthly holding over basis until 2020. A new license agreement was entered into on 1 July 2020 with IHI that will expire on 31 January 2039. The agreement allows the Licensee to facilitate the management, maintenance and improvement of the hockey centre.

Maintenance Responsibility

The structural and non-structural maintenance will be an ongoing responsibility of the Licensee. These responsibilities include the roof structure, in which the Club has been maintaining and repairing during their agreement.

During periods of rainfall, significant leaks disrupted both sporting and non-sporting events, compromising the venue's ability to host activities and impacting its reputation. Ongoing water ingress also posed a risk to other assets within the facility, including flooring, fixtures, and fittings. Delaying the replacement would have further disrupted operations, jeopardised future event bookings, and caused additional damage to the facility.

The roof of the indoor hockey stadium had deteriorated beyond repair and required urgent replacement. Previous multiple temporary repairs have proven insufficient to ensure long-term functionality and safety of the roof and as a result, IHI engaged a contractor in late 2024 to carry out roof replacement works.

Financials

IHI applied for and received a grant for $300,000 for this project through the ClubGrants Category 3 Infrastructure Grants program and was successful in securing this funding. A contract with Shellharbour Roofing was made to undertake these works. IHI contributed an additional $111,209 towards the project.

There is a total of $291,939 outstanding for the organisation to pay its suppliers. This is broken down to Shellharbour Roofing Claims 4,5, final, solar panel re-installation, and external stadium security and safety lighting.

Item	Amount (incl. GST)	Notes
ClubGrants Infrastructure Grant	$300,000	Secured funding
IHI Contribution	$111,209	Paid by IHI
Outstanding Loan Request	$291,939	Requested from Council
Total Project Cost	**$703,148**	Roof replacement + solar + lighting

IHI has provided a long-term Capital Expenditure Plan 2025-2034 that identifies New Capital, Capital Renewal and Maintenance (planned and unplanned). Since 2008 IHI has contributed $3,411,000 that included $2,488,000 in renewal works and $923,000 of new capital. IHI has identified that an additional $17,365,000 is required over the next 10 years to realise their Master Plan and complete the capital renewal works required at a total of $1,300,000 outlined in this plan.

PROPOSAL

That Council consider providing a loan of $291,939 to the Illawarra Hockey Incorporated to enable the completion of the Indoor Stadium Roof Replacement Project at the Illawarra Hockey Centre, Unanderra.

The Illawarra Hockey Centre is a key regional sporting facility that supports local, state, and national events, contributing significantly to community participation and economic activity. The indoor stadium roof had deteriorated beyond repair, causing water ingress that disrupted events, damaged assets, and posed safety risks. Temporary repairs were no longer viable, and urgent replacement was necessary to maintain the facility's functionality and reputation.

IHI as the licensed operator of the facility, has met its maintenance obligations under the License Agreement and demonstrated a strong financial commitment to the Illawarra Hockey Centre over many years. For the roof replacement project, IHI successfully secured $300,000 through the ClubGrants Category 3 Infrastructure Grant and contributed $141,209 from its own funds. The total project cost is

$703,148, which includes the roof replacement, solar panel reinstatement, and external security and safety lighting.

The outstanding amount of $291,939 relates to final contractor claims and associated works. Without this financial support, IHI faces significant financial strain, which could impact its ability to deliver ongoing programs and maintain the facility.

The proposed loan would be for $291,939 with terms to be determined that will include an interest rate based on IPART methodology over a three-year period. A structured repayment schedule will ensure the loan is manageable for IHI while safeguarding Council's financial position.

Providing this loan will ensure the completion of critical infrastructure works at a major regional sporting facility, support a long-standing community partner with a proven track record of investment in local sport, and maintain the centre's capacity to host major events, delivering both economic and social benefits for the region.

CONSULTATION AND COMMUNICATION

Council officers have engaged with the Illawarra Hockey Incorporated throughout the planning and delivery of the roof replacement project to ensure alignment with the terms of the License Agreement and Council's asset management objectives. Ongoing communication has included site meetings, email correspondence, and review of financial documentation to confirm project scope and funding requirements. Should Council approve the proposed loan, a formal agreement will be prepared outlining repayment terms, and regular progress updates will be provided to both Council and IHI to ensure transparency and accountability.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 4 'We have a healthy, respectful, and inclusive community'. It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
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.	Parks and Sportsfields

RISK MANAGEMENT

There are several risks associated with this proposal, including:

- Section 356 Local Government Act Compliance: The loan constitutes financial assistance under the *Local Government Act 1993*, requiring a formal Council resolution. Failure to comply could result in procedural or legal challenges.
- Loan Repayment Capacity: While IHI has provided audited financials, there remains a risk that future cash flow may not support consistent repayments, especially if revenue declines or unexpected costs arise.
- No Collateral: As the stadium is on Council land, there is no mortgageable asset. In the event of default, Council may inherit the asset but not recover the loan value.
- Interest Rate and Loan Term Uncertainty: The interest rate and repayment term are yet to be set by Council, which may affect affordability and Council's return on investment.
- Licence Agreement Ambiguity: The current licence agreement is unsigned, which may complicate enforcement of responsibilities and terms related to asset maintenance and ownership. Noting legal advice has supported the agreement being current.
- Enforcement Against a Not-for-Profit: If Council needs to enforce loan terms, it may face public criticism for acting against a community organisation.
- Transparency and Precedent: Without a clear policy framework, Council may be exposed to scrutiny over fairness and consistency in supporting other organisations.

- Maintenance Responsibility: Although the licence places roof maintenance on the tenant, ambiguity or disputes may arise if the roof deteriorates again during the loan term.

FINANCIAL IMPLICATIONS

The proposed loan to IHI for the roof replacement at the Illawarra Hockey Stadium carries several financial implications for Council. While the loan would support critical infrastructure renewal, it would require Council to allocate funds that may otherwise be invested.

IHI has provided audited financials and has provided further documentation to demonstrate its capacity to repay the loan, including monthly financials, Board endorsement, and details of other funding sources.

IHI is requesting a loan of $291,939 from Council to cover final payments for the stadium reroofing project, including roofing contractor claims, solar panel installation, and reinstallation of external safety lighting. The organisation intends to repay the loan over a three-year period using future operating cash flow, noting that as a not-for-profit, it does not generate profits. Council would propose an interest rate of 3.9% that is based on the Independent Pricing and Regulatory Tribunal calculations as a variable rate. This rate would be reviewed at the time when finalising the agreement with IHI.

As the stadium is located on Council-owned land, there is no collateral available to secure the loan. In the event of default, Council would assume ownership of the facility but may not recover the full loan value. This introduces a moderate financial risk, particularly in the absence of a formal policy framework for loans to not-for-profit organisations. Additionally, the loan would constitute financial assistance under Section 356 of the *Local Government Act 1993*, requiring a formal Council resolution before any agreement is finalised.

Operationally, the loan would require ongoing oversight, including monitoring repayments and ensuring compliance with agreed terms. It would be proposed that while the licence agreement places responsibility for roof maintenance on the tenant, Council may still face indirect costs or reputational risks if the facility becomes unusable or if the loan arrangement is perceived as inequitable. Overall, the financial implications are manageable but require careful consideration of risk, governance, and community expectations.

CONCLUSION

Providing a loan of $291,939 to Illawarra Hockey Incorporated will enable the completion of essential infrastructure works at a major regional sporting facility, ensuring its continued safe operation and capacity to host local, state, and national events. IHI has demonstrated strong financial commitment and compliance with its licence obligations, and the proposed loan arrangement offers a practical solution to address the funding shortfall without compromising Council's financial prudence.

This decision aligns with Council's strategic objectives under Our Wollongong Our Future 2035, supporting community participation, economic activity, and the delivery of quality recreational spaces. While the arrangement carries some financial and governance risks, these can be mitigated through a formal agreement, structured repayment schedule, and ongoing monitoring. Approval of this loan will reinforce Council's commitment to fostering a healthy, inclusive, and active community.

ITEM 15 TENDER T1000221 - DEBRIS CONTROL STRUCTURE (DCS), THE AVENUE, FIGTREE

This report recommends acceptance of a tender for the construction of a debris control structure within Byarong Creek, in accordance with the requirements of the *Local Government Act 1993* and the *Local Government (General) Regulation 2021.* The proposed new asset will be located immediately upstream of the Avenue and adjacent to Figtree Bowling Club, within the Allans Creek Catchment.

The Allans Creek catchment covers approximately 45 square kilometres, extending from the Illawarra Escarpment to Port Kembla, and is subject to flash flooding during intense rainfall events. The Allans Creek Floodplain Risk Management Study and Plan, supported by subsequent concept and design reviews (2006–2021), recommended the construction of a debris control structure in Byarong Creek immediately upstream of The Avenue at Figtree. Debris control structures are designed to intercept large debris and reduce the risk of culvert blockage, thereby minimising likelihood of flood damage and reducing impacts on downstream properties, infrastructure and roadways due to blockages.

RECOMMENDATION

1 In accordance with Section 178(1)(a) of the *Local Government (General) Regulation 2021*, Council accept the tender of Cadifern Pty Ltd for construction of a Debris Control Structure, in the sum of $858,070.40, including GST.

2 Council delegate to the General Manager the authority to finalise and execute the contract and any other documentation required to give effect to this resolution.

3 Council grant authority for the use of the Common Seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

REPORT AUTHORISATIONS

Report of: Jeremy Morgan, Manager Project Delivery
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

1 Locality Plan

ACRONYMS USED IN REPORT

Abbreviation	Meaning
DCS	Debris control structure
TAP	Tender Assessment Panel

BACKGROUND

The Allans Creek catchment, covering approximately 45 km² from the Illawarra Escarpment to Port Kembla is susceptible to flash flooding during intense rainfall events. Historical studies including the Allans Creek Floodplain Risk Management Study and Plan (2006) identified the need for a debris control structure (DCS) to reduce flood risk in the Figtree area. This recommendation was reinforced by the Debris Control Structures Concept Design Report (2017) and Wollongong City Council's Concept Design Review (2021), which confirmed the optimal location for the DCS in Byarong Creek immediately upstream of The Avenue.

The scope of works includes the construction of a reinforced concrete debris control structure with steel bollards, an access ramp for maintenance, scour protection, and associated drainage modifications. The design also incorporates safety features such as security fencing and balustrades to reduce the risk of public access.

The DCS is intended to intercept large debris, reducing the risk of culvert blockage and subsequent flooding of adjacent properties, infrastructure, and roadways. It will also improve maintenance efficiency

by providing safe and direct access for debris removal. Overall, the project aims to minimise long-term social, environmental, and economic impacts of flooding within the Allans Creek catchment.

Tenders were invited for this project by the open tender method with a close of tenders of 10.00 am on 21 August 2025.

Six (6) tenders were received by the close of tenders and have been scrutinised and evaluated by a Tender Evaluation Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery, Infrastructure Strategy and Planning and Governance and Customer Service Divisions. One (1) tender was received after the closing time. This tender was deemed a late tender and was given no further consideration.

The Tender Evaluation Panel evaluated all six tenders in accordance with the following Evaluation criteria and weightings as set out in the formal tender documents:

Mandatory Criteria

1 Satisfactory references from referees for previous projects of similar size and scope

2 Financial evaluation acceptable to Council which demonstrates the tenderer's financial capacity to undertake the works

3 Accredited Workplace Health and Safety Management System

Evaluation Criteria

1 Cost to Council – 40%

2 Appreciation of scope of works and construction methodology – 20%

3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile, including staff qualifications and experience – 15%

4 Demonstrated strengthening of local economic capacity – 10%

5 Proposed sub-contractors – 5%

6 Project Schedule – 5%

7 Workplace health and safety management system and environmental management policies and procedures – 5%

The mandatory evaluation criteria have been met by the recommended tenderer.

The Tender Evaluation Panel utilised a weighted scoring method for the evaluation of tenders which allocates a numerical score out of 5 in relation to the level of compliance offered by the tenders to each of the evaluation criteria as specified in the tender documentation. The method then considers pre-determined weightings for each of the evaluation criteria which provides for a total score out of 5 to be calculated for each tender. The tender with the highest total score is considered to be the tender that best meets the requirements of the tender documentation in providing best value to Council. Table 1 below summarises the results of the tender evaluation and the ranking of tenders.

TABLE 1 – SUMMARY OF TENDER ASSESSMENT

Name of Tenderer
Cadifern Pty Ltd
Select Civil Pty Ltd
Terra Civil Pty Ltd
City Coast Services
Ledacon Pty Ltd
ANR Engineering Pty Ltd

PROPOSAL

The Tender Assessment Panel (TAP) recommend acceptance of the tender from Cadifern Pty Ltd to carry out the works in accordance with the scope of works and technical specifications developed for the project.

The recommended tenderer has satisfied the TAP that it is capable of undertaking the works to Council's standards and in accordance with the technical specification.

An acceptable financial capability evaluation has been received in relation to the recommended tenderer.

Referees nominated by the recommended tenderer have been contacted by the TAP and they expressed satisfaction with the standard of work and methods of operation undertaken on their behalf.

CONSULTATION AND COMMUNICATION

1 Members of the Tender Evaluation Panel

2 Nominated Referees

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 1 "We are a sustainable and climate resilient city". It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2022-2026
Strategy	Service
1.3 Manage and improve the cleanliness, health, biodiversity of land and water including creeks, lakes, waterways and oceans	Stormwater Services

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the *Local Government Act 1993.*

The risk of the project works or services is considered medium based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

The works have been identified as part of the Allans Creek Floodplain Risk Management Study and Plan and were recommended based on hydraulic performance and cost-benefit analysis. If Council does not proceed with the construction of the debris control structure in Byarong Creek, the existing risk profile will remain unchanged.

SUSTAINABILITY IMPLICATIONS

Economic sustainability implications are considered relevant to the installation of debris control structure to reduce ongoing maintenance costs and potentially reduce likelihood of flood damages.

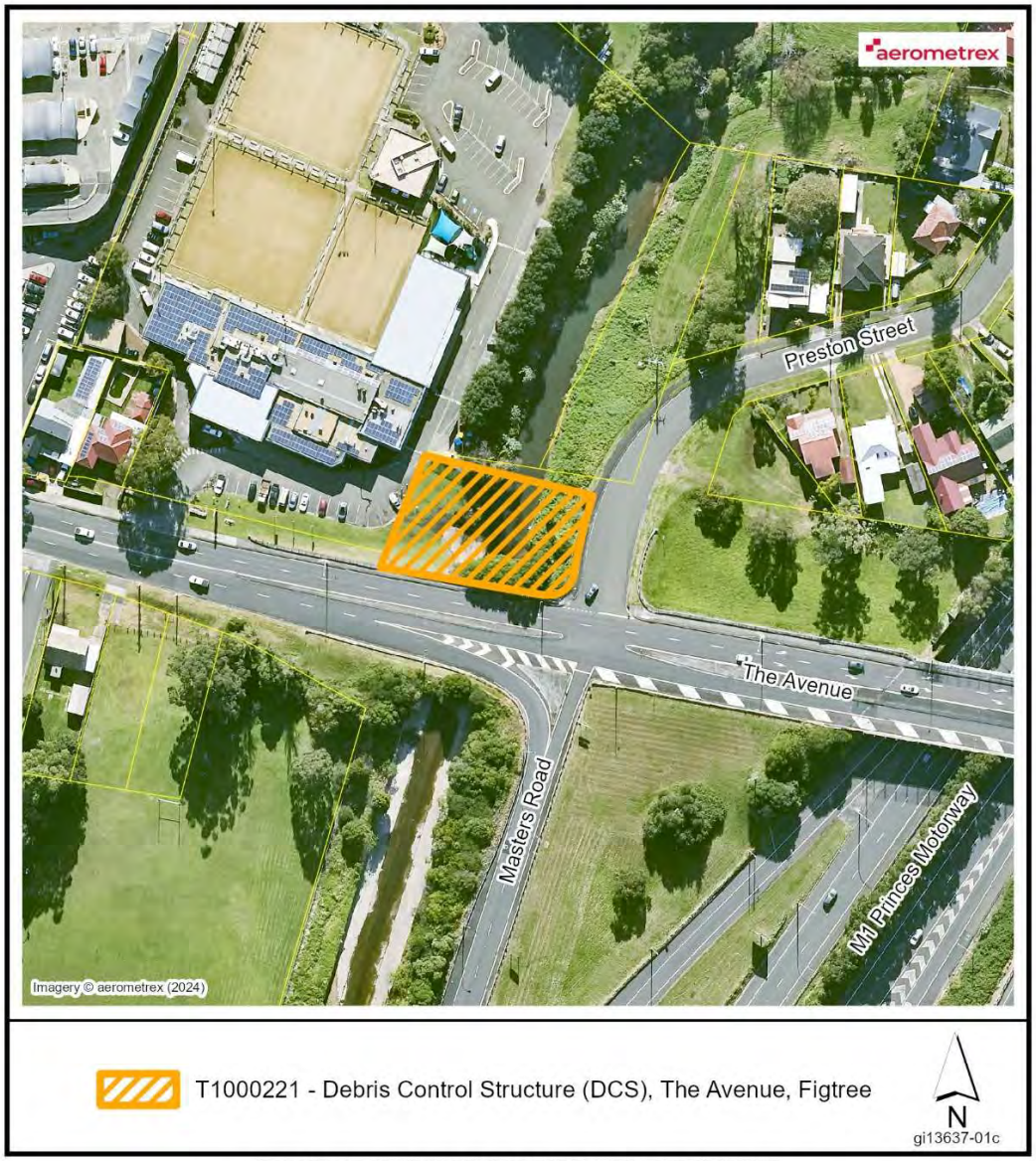
FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

- 2025/26 Grant Funding - Infrastructure Betterment Fund
- 2025/26 Stormwater Levy
- 2025/26 Capital Budget

CONCLUSION

The proposed debris control structure in Byarong Creek, immediately upstream of The Avenue at Figtree, was recommended as part of the flood mitigation measures identified in the Allans Creek Floodplain Risk Management Study and Plan. Cadifern Pty Ltd has submitted a compliant and satisfactory tender, and it is recommended that Council endorse the recommendations of this report.



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ITEM 16 TENDER T1000224 - NORTH WOLLONGONG BEACH SEAWALL STAGE 2

Stage 2 of the Seawall is designed to protect the NSW State Heritage listed North Beach Precinct, including the North Beach Bathers Pavillion from storm events, coastal erosion, climate change impacts and to improve public amenity.

Council invited tenders for the construction of Stage 2 of the North Wollongong Seawall. This report recommends that Council decline to accept any of the tenders submitted for these works in accordance with Section 178(1)(b) of the *Local Government (General) Regulation 2021*.

During the tender assessment process, it was considered that a satisfactory result may be achieved, with a better value outcome for the community by not accepting any tenders and undertaking negotiations with the tenderers or any other party in relation to the proposed works that will result in these outcomes being achieved.

RECOMMENDATION

1 a In accordance with Section 178(1)(b) of the *Local Government (General) Regulation 2021*, Council decline to accept any of the tenders received for North Wollongong Beach Seawall Stage 2 and resolve to enter into negotiations with one or all of the tenderers or any other party with a view to entering into a contract in relation to the subject matter of the tender.

b In accordance with Section 178(4) of the *Local Government (General) Regulation 2021*, the reason for Council hereby resolving to enter into negotiations with one or all of the tenderers or any other party and not inviting fresh tenders is that it is anticipated that a satisfactory outcome can be achieved with one of those parties who demonstrate a capacity and ability to undertake the works.

2 Council delegate to the General Manager the authority to undertake and finalise the negotiations, firstly with the tenderers, and, in the event of failure of negotiations with those tenderers, any other party, with a view to entering into a contract in relation to the subject matter of the tender.

3 Council grant authority for the use of the Common seal of Council on the contract and any other documentation, should it be required, to give effect to this resolution.

4 A report describing the outcome of the procurement process be submitted to the next available Council meeting following the successful engagement of contractor or contractors.

REPORT AUTHORISATIONS

Report of: Jeremy Morgan, Manager Project Delivery
Authorised by: Joanne Page, Director Infrastructure + Works

ATTACHMENTS

1 T1000224 - Location Plan

BACKGROUND

In September 2025, Council invited tenders for the construction of Stage 2 of the North Wollongong Seawall Project, following the completion of Stage 1 in 2023. Stage 2 is intended to extend the seawall from the exiting sandbag transition from the previous stage to the Pavillion building in the South, completing the coastal protection works along this section of the foreshore and enhancing the resilience of the area against coastal erosion and storm events.

The proposed works under this contract include the repair of damaged Triton Mattresses, construction of a reinforced concrete seawall with Triton Mattress underlay, installation of pedestrian promenade, new stairways and accessible pathways, pavement construction, upgrades to lighting and electrical services, landscaping including brickwork, planting and turfing, installation of street furniture and stormwater drainage improvements.

To address additional infrastructure needs and optimize project delivery, the scope of works also includes repair and maintenance activities at the North Beach Kiosk and Pavillion. These supplementary

works are essential to maintaining the structural integrity and functionality of key community assets adjacent to the seawall.

In addition, the associated works to the North Beach Kiosk and Pavillion involve external building repairs such as brick repointing, flashing replacement, parapet demolition and reconstruction, minor internal repairs and installation of a new drainage system. These works are critical to preserving the amenity, safety and usability of the site for the community and visitors.

Tenders were invited by the Open tender method with submissions closing at 10.00 am on 7 October 2025.

Two (2) tenders were received by the close of tenders from the following entities:

1. Dynamic Civil Pty Ltd
2. The Civil Experts Pty Ltd (TCE Contracting)

The tenders have been scrutinised and assessed by a Tender Assessment Panel constituted in accordance with Council's Procurement Policies and Procedures and comprising representatives of the Project Delivery, Infrastructure Strategy and Planning and Governance and Customer Service Divisions. The Tender Assessment Panel assessed the tenders in accordance with the following assessment criteria and weightings as set out in the formal tender documents:

Mandatory Criteria:

1 Provision of satisfactory references from referees for previous projects of similar size and scope.

2 Financial assessments acceptable to Council which demonstrates the tenderer's financial capacity to

undertake the works.

3 Tenderers have as a minimum a third-party accredited Work Health & Safety Management System to AS4801 or equivalent.

4 Tenderers have as a minimum a third party accredited Environmental Management System to ISO 14001 or equivalent.

Assessable Criteria:

1 Cost to Council – 35%

2 Appreciation of scope of works and construction methodology – 15%

3 Experience and satisfactory performance in undertaking projects of similar size, scope and risk profile, including staff qualifications and experience – 15%

4 Proposed sub-contractors – 10%

5 Project Schedule – 15%

6 Demonstrated strengthening of local economic capacity – 10%

PROPOSAL

The Tender Assessment Panel (TAP) has concluded that neither of the tenders are acceptable for exceedance of allocated budget and/or deviation from contract provisions. The TAP has recommended that all tenders be declined, and negotiations be undertaken with one or all of the tenderers, or any other party, with a view to entering into a contract for the subject matter of the tender.

The TAP anticipates that a satisfactory outcome can be achieved through a negotiation process conducted in accordance with Council's Procurement Policies and Procedures.

CONSULTATION AND COMMUNICATION

1 Members of the Tender Assessment Panel

2 Nominated Referees

3 External Consultants – Funding Partner Representative – Department of Climate Change, Energy, The Environment and Water

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 1 – "We are a sustainable and climate resilient city". It specifically delivers on the following:

Community Strategic Plan 2035		Delivery Program 2022-2026
Strategy		Service
1.7	Manage our coastal environments, including Lake Illawarra, to protect and enhance environmental sustainability, social, cultural, and economic values.	Stormwater Services

RISK ASSESSMENT

The risk in accepting the recommendation of this report is considered low on the basis that the tender process has fully complied with Council's Procurement Policies and Procedures and the *Local Government Act 1993.*

The risk of the project works or services is considered high based upon Council's risk assessment matrix and appropriate risk management strategies will be implemented.

There are a number of significant community impact risks including operational and reputational risks that should be considered if Council does not undertake the construction of Stage 2 of North Beach Seawall. This includes loss of grant funding, increased coastal erosion, public safety hazards, while not repairing the damage to the pavilion parapet and addressing kiosk leaks poses further risks to structural integrity, user safety and loss of amenity for the community.

SUSTAINABILITY IMPLICATIONS

- Sustainable procurement by providing open tender to give local companies the opportunity to tender for the work and weighting the assessment provided for using local services, labour and materials.
- The design of the new sea wall has considered resilience and made allowance for the impacts associated with climate change including increased sea level and storm intensity, protecting public infrastructure and assets from future coastal hazards.
- Reinforced concrete will be used over the old crib wall, increasing the longevity and structural integrity effectively reducing associated maintenance and repairs works.
- The 100-year design life reduces the ongoing cost of repairs, resource consumption and disturbances both environmental and to the community and visitors utilising the infrastructure.

FINANCIAL IMPLICATIONS

It is proposed that the total project be funded from the following source/s as identified in the Operational Plan –

2025/26 Capital Budget

2026/27 Capital Budget

The project has also been supported from the following infrastructure grants:

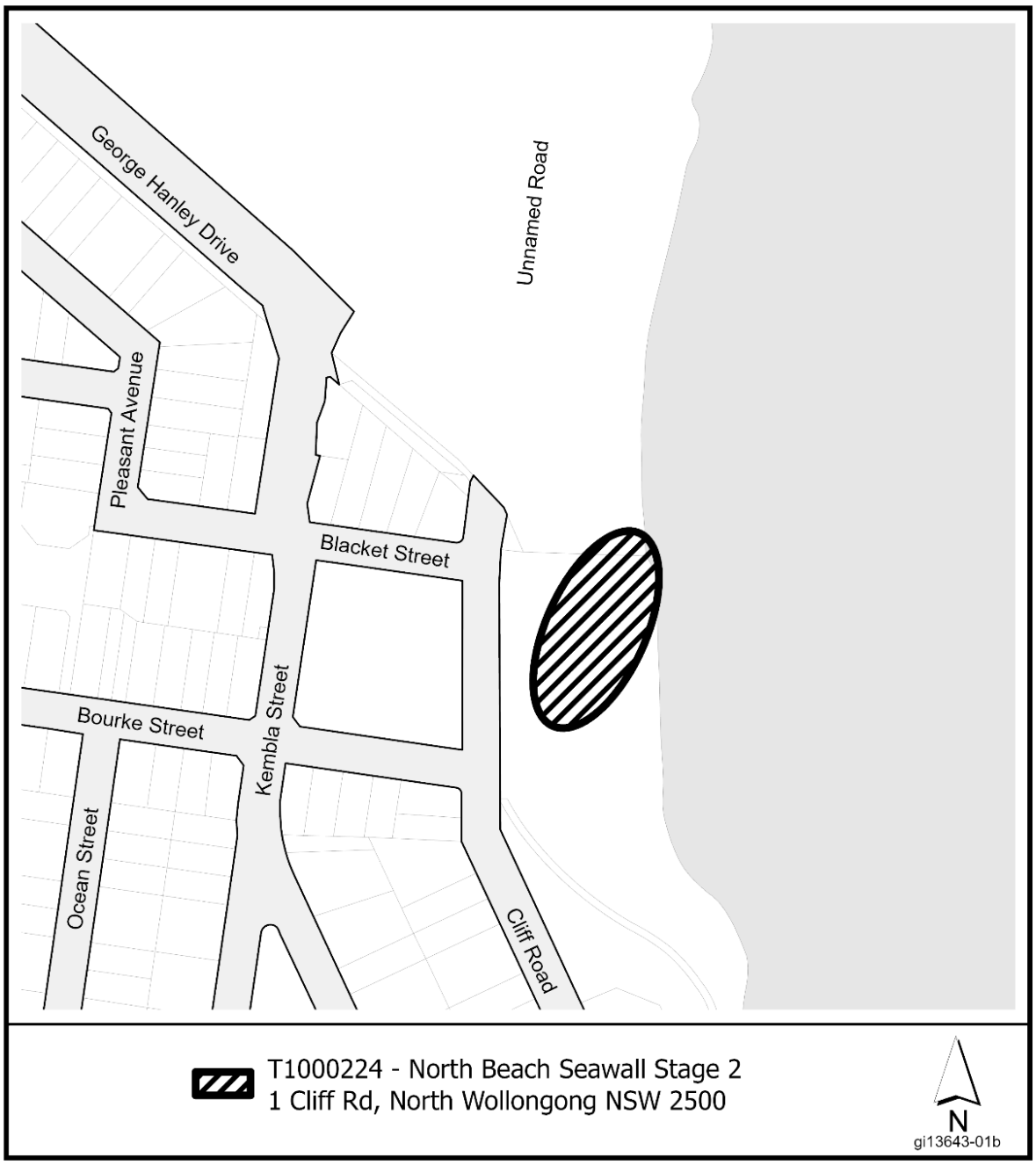
NSW Government Coastal and Estuary Fund - $3,900,000 (ex GST)

CONCLUSION

It is anticipated that a better value outcome can be achieved via direct negotiation with the tenderers or any other party with requisite experience. It is recommended that Council consider the recommendations of this report.



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ITEM 17 CODE OF CONDUCT - COMPLAINT STATISTICS REPORT 2024-25

The Procedure for the Administration of the Codes of Conduct requires the Code of Conduct Complaints Coordinator to provide complaint statistics to Council within three months from the end of September each year.

RECOMMENDATION

The report on Code of Conduct complaint statistics for 2024-2025 be received and noted.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer + Business Integrity
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 Code of Conduct Complaints (GM & Councillors) Report - 2024-25

BACKGROUND

Under Part 11.1 of the *Procedure for the Administration of the Codes of Conduct*, the Complaints Coordinator must arrange for the following statistics to be reported to the Council within three months of the end of September each year:

a) the total number of Code of Conduct complaints made about Councillors and the General Manager under the Code of Conduct in the year to September (the reporting period)
b) the number of Code of Conduct complaints referred to a conduct reviewer during the reporting period
c) the number of Code of Conduct complaints finalised by a conduct reviewer at the preliminary assessment state during the reporting period and the outcome of those complaints
d) the number of Code of Conduct complaints investigated by a conduct reviewer during the reporting period
e) without identifying particular matters, the outcome of investigations completed under these procedures during the reporting period
f) the number of matters reviewed by the Office during the reporting period and, without identifying particular matters, the outcome of the reviews, and
g) the total cost of dealing with Code of Conduct complaints made about Councillors and the General Manager during the reporting period, including staff costs.

Under Part 11.2 of the Procedure, Council is to provide the Office of Local Government with a report containing the statistics referred to in Part 11.1 within three months of the end of September each year.

Council's Manager Customer and Business Integrity is the appointed Code of Conduct Complaints Coordinator for Wollongong City Council.

PROPOSAL

For the period 1 September 2024 to 31 August 2025 there were five Code of Conduct complaints received about Councillors and no Code of Conduct complaints received about the General Manager. As at the end of the reporting period (31 August 2025) one matter remained open, however that matter has subsequently ben resolved.

Attached to this report is the full Model Code of Conduct Complaints Statistics report for Wollongong City Council that has been submitted to the Office of Local Government in accordance with the Procedures.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 4 “We have a healthy, respectful, and inclusive community”. It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
4.14 Council demonstrates responsible leadership that is customer focused, demonstrates respect and inclusion and uses resources that are managed effectively to ensure long-term sustainability.	Governance and Administration

RISK MANAGEMENT

The management of Code of Conduct complaints is integral to maintaining public trust and ensuring the integrity of Council operations. Effective oversight of complaint trends enables early identification of potential governance risks, including breaches of ethical standards, reputational harm, and procedural deficiencies. By regularly reviewing complaint statistics and implementing targeted training, policy updates, and preventative measures, Council mitigates the risk of misconduct and promotes a culture of accountability and transparency. This approach aligns with the Office of Local Government’s expectations and supports continuous improvement in ethical governance.

FINANCIAL IMPLICATIONS

Responsibility for the management of Code of Conduct complaints relating to Councillors and the General Manager is the responsibility of the Complaints Coordinator utilising existing resources.

Management of Code of Conduct complaints may also require resourcing to support investigations of matters referred for formal investigation. Such matters are generally referred to Council’s panel of Code of Conduct reviewers on a fee for service basis. No such referrals were required in this reporting period.

CONCLUSION

Clause 11.1 of the Procedures for Administration of the Codes of Conduct require Council’s Code of Conduct Complaints Coordinator to report details of any complaints received about Councillors and the General Manager under the Code of Conduct, within three months of the end of September of each year. This report is now presented to Council in accordance with these requirements and will also be provided to the Office of Local Government within required timeframes.

Model Code of Conduct Complaints Statistics 2024-25
Wollongong City Council

Number of Complaints

1		The total number of complaints **received** in the reporting period about councillors and the General Manager (GM) under the code of conduct from the following sources:	
	i	Community	1
	ii	Other Councillors	1
	iii	General Manager	0
	iv	Other Council Staff	3
2		The total number of complaints **finalised** about councillors and the GM under the code of conduct in the following periods:	
	i	3 Months	3
	ii	6 Months	1
	iii	9 Months	0
	iv	12 Months	0
	v	Over 12 months	0

Overview of Complaints and Cost

3	a	The number of complaints **finalised at the outset** by alternative means by the GM or Mayor	3
	b	The number of complaints **referred to the Office of Local Government (OLG)** under a special complaints management arrangement	0
	c	The number of code of conduct complaints **referred to a conduct reviewer**	0
	d	The number of code of conduct complaints **finalised at preliminary assessment** by conduct reviewer	0
	e	The number of code of conduct complaints **referred back to GM or Mayor** for resolution after preliminary assessment by conduct reviewer	0
	f	The number of finalised code of conduct complaints **investigated by a conduct reviewer**	0
	g	Cost of dealing with code of conduct complaints via preliminary assesment	0
	h	Progressed to **full investigation by a conduct reviewer**	0
	i	The number of finalised complaints investigated where there was found to be **no breach**	0
	j	The number of finalised complaints investigated where there was found to be **a breach**	0
	k	The number of complaints referred by the GM or Mayor **to another agency** or body such as the ICAC, the NSW Ombudsman, OLG or the Police	
		i ICAC	0
		ii NSW Ombudsman	0
		iii OLG	1
		iv Police	0
		v Other Agency (please specify)	0

l	The number of complaints being investigated that are **not yet finalised**	1
m	The **total cost** of dealing with code of conduct complaints within the period made about councillors and the GM including staff costs	1,000

Preliminary Assessment Statistics

4	The number of complaints determined by the conduct reviewer at the preliminary assessment stage by each of the following actions:	
a	To take no action (clause 6.13(a) of the 2020 Procedures)	0
b	To resolve the complaint by alternative and appropriate strategies (clause 6.13(b) of the 2020 Procedures)	0
c	To refer the matter back to the GM or the Mayor, for resolution by alternative and appropriate strategies (clause 6.13(c) of the 2020 Procedures)	0
d	To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, OLG or the Police (clause 6.13(d) of the 2020 Procedures)	0
e	To investigate the matter (clause 6.13(e) of the 2020 Procedures)	0
f	Other action (please specify)	

Investigation Statistics

5	The number of investigated complaints resulting in a determination that there was **no breach**, in which the following recommendations were made:	
a	That the council revise its policies or procedures	0
b	That a person or persons undertake training or other education (clause 7.40 of the 2020 Procedures)	0
6	The number of investigated complaints resulting in a determination that there **was a breach** in which the following recommendations were made:	
a	That the council revise any of its policies or procedures (clause 7.39 of the 2020 Procedures)	0
b	In the case of a breach by the GM, that action be taken under the GM's contract for the breach (clause 7.37(a) of the 2020 Procedures)	0
c	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 (clause 7.37(b) of the 2020 Procedures)	0
d	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 and that the matter be referred to OLG for further action (clause 7.37(c) of the 2020 Procedures)	0
7	Matter referred or resolved after commencement of an investigation (clause 7.20 of the 2020 Procedures)	0

Categories of misconduct

8	The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:	
a	General conduct (Part 3)	0
b	Non-pecuniary conflict of interest (Part 5)	0
c	Personal benefit (Part 6)	0
d	Relationship between council officials (Part 7)	0
e	Access to information and resources (Part 8)	0

Outcome of determinations			
9	The number of investigated complaints resulting in a determination that there was a breach in which the council:		
	a	Adopted the independent conduct reviewers recommendation	0
	b	Failed to adopt the independent conduct reviewers recommendation	0
10	The number of investigated complaints resulting in a determination where:		
	a	The external conduct reviewers decision was overturned by OLG	0
	b	Council's response to the external conduct reviewers reccomendation was overturned by OLG	0
11		Date Code of Conduct data was presented to council	27-Oct-25

ITEM 18 ANNUAL TABLING OF RETURNS OF DISCLOSURES OF PECUNIARY INTERESTS AND OTHER MATTERS 2024-2025

The *Model Code of Conduct for Local Councils in NSW* (the Model Code) requires the General Manager to table all Annual Returns of Disclosure of Pecuniary Interests and Other Matters (the return) lodged by the prescribed due date of 30 September 2025 at the first ordinary Council meeting after that date.

RECOMMENDATION

Council note the tabling of Annual Returns of Disclosure of Pecuniary Interests and Other Matters as required by Clause 4.26 of the Model Code of Conduct for Local Councils in NSW.

REPORT AUTHORISATIONS

Report of: Todd Hopwood, Manager Customer + Business Integrity
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

There are no attachments for this report.

BACKGROUND

Council Officers forwarded the Office of Local Government guidelines and designated forms for the completion of returns to all designated persons outlining their responsibilities to complete the return for the period 1 July 2024 to 30 June 2025 in order to comply with the provisions of the *Model Code of Conduct*.

All designated persons must lodge their return with the General Manager by 30 September each year. Council has identified 62 designated persons, and an electronic register of these returns will be tabled at the meeting in accordance with the Model Code of Conduct. As at the date of this report two (2) returns remain outstanding from Councillors. These returns will be tabled at a future Council meeting when received.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 4 “We have a healthy, respectful, and inclusive community”. It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
4.14 Council demonstrates responsible leadership that is customer focused, demonstrates respect and inclusion and uses resources that are managed effectively to ensure long-term sustainability.	Governance and Administration

ITEM 19 AUGUST 2025 FINANCIALS

The year to date financial result as at 29 August 2025 compared to budget is favourable for the Operating Result [pre-capital] $5.4M and Funds Available from Operations was favourable compared to budget $1.5M. Total Funds Result was favourable $3.4M compared to budget.

The Statement of Financial Position at the end of the period indicates sufficient cash to support external restrictions.

Council expended a total of $14.2M on its capital works program representing 10.2% of the budget. The budget for the same period was $18.9M.

RECOMMENDATION

The financials be received and noted.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 Financial Statements – August 2025

BACKGROUND

This report presents the Financial Performance of the organisation as at 29 August 2025. The below table provides a summary of the organisation's overall full year financial results.

Wollongong City Council **29 August 2025** **Year to Date Position**	**Original Budget** $M **1-Jul**	**Revised Budget** $M **29-Aug**	**YTD Forecast** $M **29-Aug**	**YTD Actual** $M **29-Aug**	**Variation** $M
Operating Revenue	348.9	348.9	56.5	59.3	2.8
Operating Costs	(362.2)	(364.2)	(60.3)	(57.8)	2.5
Operating Result [Pre Capital]	**(13.3)**	**(15.3)**	**(3.8)**	**1.5**	**5.4**
Capital Grants & Contributions	70.2	70.2	8.8	5.5	(3.3)
Operating Result	**56.9**	**54.9**	**5.0**	**7.0**	**2.1**
Funds Available from Operations	**68.7**	**67.6**	**9.5**	**11.0**	**1.5**
Capital Works	**139.4**	**139.4**	**18.9**	**14.2**	**4.8**
Contributed Assets	**5.9**	**5.9**	**-**	**-**	-
Transfer to Restricted Cash	2.8	2.8	0.5	0.5	-
Borrowings Repaid	-	-	-	-	-
Funded from:					
- Operational Funds	68.7	67.6	9.5	11.0	1.5
- Other Funding	79.6	79.6	9.4	6.4	(3.0)
Total Funds Surplus/(Deficit)	**0.2**	**(0.9)**	**(0.6)**	**2.8**	**3.4**

FINANCIAL PERFORMANCE

The August 2025 Operating Result [pre-capital] surplus of $1.5M is a favourable variance of $5.4M compared to the budget deficit of $3.8M.

The Operating Result surplus of $7.0M is a favourable variance of $2.1M compared to budget.

The Funds Available from Operations result is a favourable $1.5M when compared to the year-to-date budget of $9.5M. Results excludes the non-cash variations and transfers to and from Restricted Assets but includes the variation in cash payments for Employee Entitlements. This result best represents the operational budget variations that impact our funding position and current financial capacity.

The Total Funds result as at 29 August 2025 is a favourable variance of $3.4M compared to budget.

At the end of August, the Capital Works Program had an expenditure of $14.2M compared to a budget of $18.9M for the same period.

FINANCIAL POSITION

Cash, Investments & Available Funds

Council's cash and investments increased during August 2025 to holdings of $236.9M compared to $196.6M at the end of July 2025. A significant portion of these funds are subject to restriction meaning they can only be utilised for specific purposes. As a result, Council's true available cash position is more accurately depicted by considering available funds that are uncommitted and not subject to restriction.

Wollongong City Council

29 August 2025

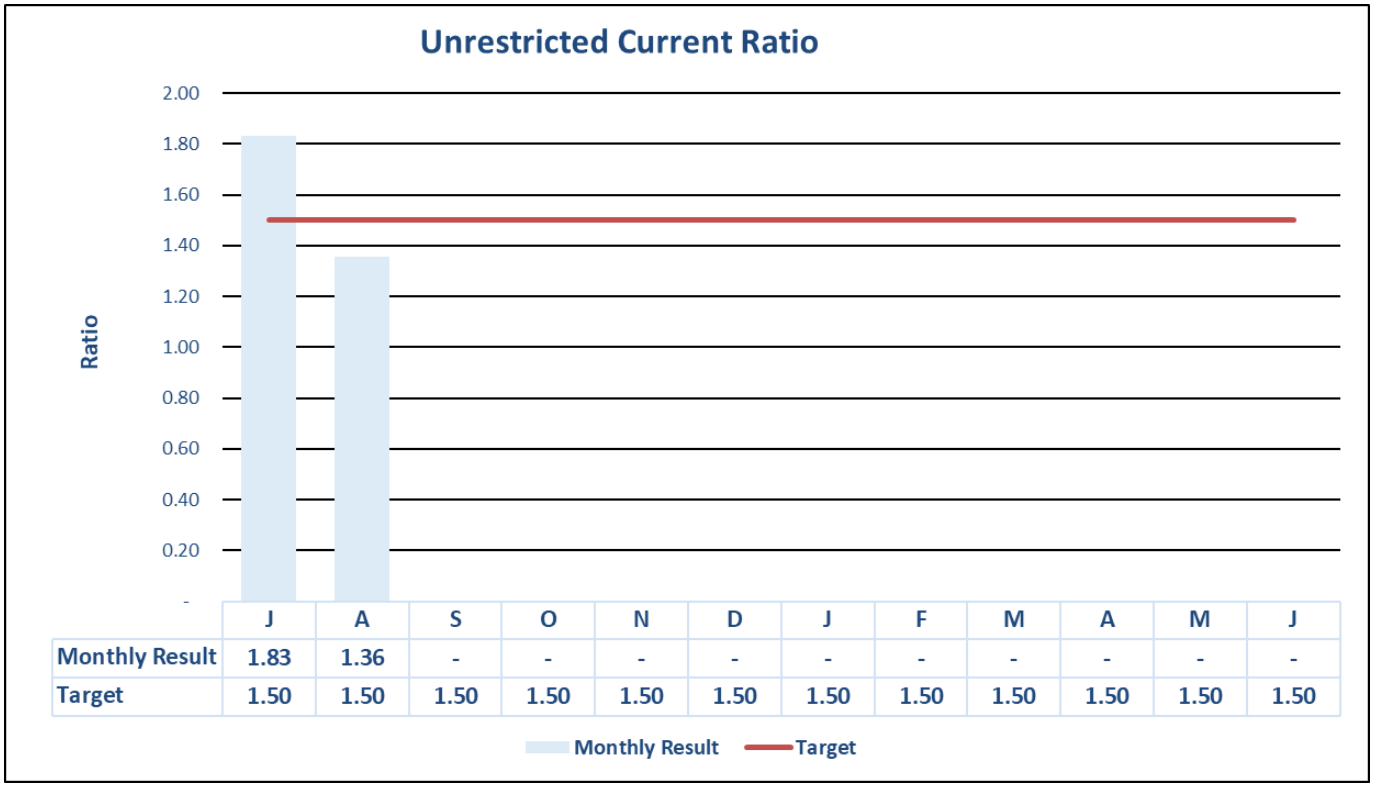
Cash, Investments and Available Funds

	Actual 2024/25 $M	Original Budget 2025/26 $M	Actuals YTD July 2025/26 $M
Total Cash and Investments	**214.5**	**206.3**	**236.9**
Less Restrictions:			
External	103.2	105.3	114.8
Internal	67.6	86.2	68.0
CivicRisk Investment	3.7		3.7
Total Restrictions	174.5	191.6	186.5
Available Cash	**40.0**	**14.7**	**50.4**
Adjusted for :			
Payables	(27.5)	(32.6)	(25.9)
Receivables	30.2	32.7	15.1
Other	3.8	1.9	10.1
Net Payables & Receivables	6.5	2.0	(0.8)
Available Funds	**46.5**	**16.7**	**49.6**

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

The level of cash and investments in Council's available funds position remains above the Financial Strategy target range of 3.5% to 5.5% of operational revenue (pre-capital) illustrating long-term strength in Council's liquidity. The increase in cash and investments over the period remains closely aligned with anticipated cash flows.

In June 2025 the annual review of classification of investments as current or non-current was conducted. This considered intent of holdings that included investment return and liquidity (or combination of both) and reviewed historical transactions by investment type. At the time the result of this work altered the presentation of Floating Rate Notes with a settlement date greater than 12 months being classified as non-current. The transaction moved $47.6M in Floating Rate Notes from current to non-current on the Statement of Financial Position. The transaction reduced the Unrestricted Current Ratio to fall below the existing target of 1.5. It is important to note that Floating Rate Notes can be actively traded, regardless of classification as current or non-current with the investment type still assisting Council in managing its liquidity. There has been no change in Council's liquidity because of this transaction. The Unrestricted Current Ratio target will be reassessed moving forward based on the revised accounting application.



	J	A	S	O	N	D	J	F	M	A	M	J
Monthly Result	1.83	1.36	-	-	-	-	-	-	-	-	-	-
Target	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50

Borrowings

Council has no outstanding loans as at 29 August 2025. Council's Financial Strategy includes provision for additional borrowing in the future and Council will consider borrowing opportunities from time to time to bring forward the completion of capital projects where immediate funding is not available.

No additional borrowings have been identified in the forward estimates.

Infrastructure, Property, Plant & Equipment

The Statement of Financial Position shows $4.13B of Property, Plant and Equipment at net carrying value, and gross replacement cost $7.2B (excluding $94.7M in Work In Progress) that are controlled and managed by Council on behalf of the community at 29 August 2025.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 4 "We have a healthy, respectful, and inclusive community". It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
4.14 Council demonstrates responsible leadership that is customer focused, demonstrates respect and inclusion, and uses resources that are managed effectively to ensure long-term sustainability.	Financial Services

CONCLUSION

The financial result impacted key financial indicators at the end of August through a favourable result for *Total Funds Result Budget versus Actual* and improved Available Funds performance against full year budget.

Wollongong City Council

1 July 2024 to 29 August 2025

Income Statement

	2025/26 Original Budget $'000	2025/26 Budget $'000	2025/26 YTD Budget $'000	2025/26 YTD Actuals $'000	Variance $'000
Income From Continuing Operations					
Revenue:					
Rates and Annual Charges	258,973	258,973	42,272	43,067	795
User Charges and Fees	40,870	40,870	6,041	6,383	342
Interest and Investment Revenues	6,240	6,240	1,038	1,781	743
Other Revenues	6,334	6,334	1,029	915	(114)
Rental Income	7,553	7,553	1,213	1,085	(128)
Grants & Contributions provided for Operating Purposes	28,960	28,960	4,911	6,094	1,182
Grants & Contributions provided for Capital Purposes	70,216	70,216	8,761	5,508	(3,253)
Other Income:	0	0	0	0	0
Profit/Loss on Disposal of Assets	0	0	11	11	(0)
Total Income from Continuing Operations	**419,147**	**419,147**	**65,277**	**64,843**	**(434)**
Expenses From Continuing Operations					
Employee Costs	169,238	169,973	29,438	28,099	1,338
Borrowing Costs	1,028	1,028	169	153	16
Materials & Services	103,104	104,258	16,609	13,375	3,234
Other Expenses	26,217	26,295	3,948	4,709	(761)
Depreciation, Amortisation + Impairment	88,185	88,185	14,497	14,347	150
Labour Internal Charges	(23,041)	(23,041)	(3,958)	(2,596)	(1,362)
Non-Labour Internal Charges	(2,497)	(2,497)	(411)	(331)	(79)
Total Expenses From Continuing Operations	**362,235**	**364,201**	**60,292**	**57,756**	**2,537**
Operating Result	**56,912**	**54,946**	**4,984**	**7,087**	**2,103**
Operating Result [pre capital]	**(13,304)**	**(15,270)**	**(3,777)**	**1,579**	**5,356**

Funding Statement

Net Operating Result for the Year	56,912	54,946	4,984	7,087	2,103
Add back :					
- Non-cash Operating Transactions	108,577	108,584	18,286	17,615	(671)
- Restricted cash used for operations	11,963	12,837	1,626	1,471	(155)
- Income transferred to Restricted Cash	(91,916)	(91,916)	(12,831)	(11,520)	1,312
Leases Repaid	(514)	(514)	(85)	(90)	(6)
Payment of Employee Entitlements	(16,354)	(16,354)	(2,505)	(3,546)	(1,041)
Funds Available from Operations	**68,668**	**67,583**	**9,475**	**11,017**	**1,542**
Loans Repaid	0	0	0	0	0
Advances (made by) / repaid to Council	0	0	0	0	0
Operational Funds Available for Capital Budget	**68,668**	**67,583**	**9,475**	**11,017**	**1,542**

Capital Budget Statement

Assets Acquired	(139,415)	(139,415)	(18,940)	(14,171)	4,769
Contributed Assets	(5,871)	(5,871)	0	0	0
Transfers to Restricted Cash	(2,776)	(2,776)	(463)	(463)	0
Funded From :-					
- Operational Funds	68,668	67,583	9,475	11,017	1,542
- Sale of Assets	1,399	1,399	129	11	(118)
- Internally Restricted Cash	14,508	14,508	2,378	1,183	(1,195)
- Borrowings	0	0	0	0	0
- Capital Grants	35,098	35,098	4,391	3,174	(1,217)
- Developer Contributions (Section 94)	22,345	22,345	2,220	1,505	(715)
- Other Externally Restricted Cash	400	400	246	566	320
- Other Capital Contributions	5,871	5,871	0	4	4
TOTAL FUNDS SURPLUS / (DEFICIT)	**226**	**(859)**	**(564)**	**2,826**	**3,389**

WOLLONGONG CITY COUNCIL

Statement of Financial Position

as at 29 August 2025

	YTD Actual 2024/25 $'000	Actual 2024/25 $'000
Current Assets		
Cash Assets	**49,357**	49,586
Investment Securities	**97,881**	67,365
Receivables	**15,057**	30,216
Inventories	**6,550**	6,511
Current Contract Assets	**6,273**	5,366
Other	**8,676**	3,144
Assets classified as held for sale	**0**	0
Total Current Assets	**183,795**	162,188
Non-Current Assets		
Non Current Cash Assets	**55,000**	46,250
Non Current Investment Securities	**34,631**	51,309
Non-Current Inventories	**0**	0
Property, Plant and Equipment	**4,133,749**	4,133,990
Investment Properties	**5,650**	5,650
Intangible Assets	**0**	0
Right-Of-Use Assets	**2,144**	2,276
Total Non-Current Assets	**4,231,174**	4,239,474
TOTAL ASSETS	**4,414,969**	4,401,662
Current Liabilities		
Current Payables	**25,904**	27,484
Current Contract Liabilities	**31,257**	23,174
Current Lease Liabilities	**325**	395
Current Provisions payable < 12 months	**20,365**	20,711
Current Provisions payable > 12 months	**40,809**	40,809
Current Interest Bearing Liabilities	**0**	0
Total Current Liabilities	**118,660**	112,572
Non-Current Liabilities		
Non Current Interest Bearing Liabilities	**0**	0
N/C Lease Liabilities	**2,072**	2,072
Non Current Provisions	**50,735**	50,603
Total Non-Current Liabilities	**52,807**	52,675
TOTAL LIABILITIES	**171,468**	165,247
NET ASSETS	**4,243,501**	4,236,415
Equity		
Accumulated Surplus	**1,525,379**	1,522,372
Asset Revaluation Reserve	**2,561,571**	2,561,571
Restricted Assets	**156,551**	152,473
TOTAL EQUITY	**4,243,501**	4,236,415

WOLLONGONG CITY COUNCIL

Cash Flows and Investments

as at 29 August 2025

	YTD Actual 2025/26 $ '000	Actual 2024/25 $ '000
Cash Flows From Operating Activities		
Receipts		
Rates & Annual Charges	60,525	247,522
User Charges & Fees	(5,771)	39,909
Interest & Interest Received	999	9,061
Grants & Contributions	24,797	97,659
Bonds, deposits and retention amounts received	-	167
Other	5,410	31,727
Payments		
Employee Benefits & On-costs	(25,945)	(153,952)
Materials & Contracts	(15,570)	(126,741)
Borrowing Costs	(21)	(141)
Bonds, deposits and retention amounts refunded	-	-
Other	(6,084)	(22,192)
Net Cash provided (or used in) Operating Activities	**38,341**	**123,019**
Cash Flows From Investing Activities		
Receipts		
Sale of Investments	4,000	50,649
Sale of Investment Property		
Sale of Real Estate Assets		
Sale of Infrastructure, Property, Plant & Equipment	11	2,068
Payments:		
Purchase of Investments	(26,084)	(79,128)
Purchase of Investment Property	-	(1,100)
Purchase of Infrastructure, Property, Plant & Equipment	(16,428)	(89,795)
Net Cash provided (or used in) Investing Activities	**(38,501)**	**(117,306)**
Cash Flows From Financing Activities		
Payments:		
Repayment of Borrowings & Advances	-	(657)
Repayment of Finance Lease Liabilities	(69)	(370)
Net Cash Flow provided (used in) Financing Activities	**(69)**	**(1,027)**
Net Increase/(Decrease) in Cash & Cash Equivalents	(229)	4,686
plus: Cash & Cash Equivalents - beginning of year	49,586	44,900
plus: Investments on hand - end of year	187,512	164,301
Cash & Cash Equivalents and Investments - year to date	**236,869**	**213,887**

WOLLONGONG CITY COUNCIL

Cash Flows and Investments

as at 29 August 2025

	YTD Actual 2025/26 $ '000	Actual 2024/25 $ '000
Total Cash & Cash Equivalents and Investments - year to date	**236,869**	**213,887**
Attributable to:		
External Restrictions (refer below)	114,752	103,184
Internal Restrictions (refer below)	67,996	67,583
Unrestricted	54,121	43,121
	236,869	**213,887**
External Restrictions		
Developer Contributions	76,061	73,967
RMS Contributions	1,005	402
Specific Purpose Unexpended Grants	21,260	13,381
Special Rates Levy Wollongong Mall	1,093	1,062
Special Rates Levy Wollongong City Centre	94	94
Local Infrastructure Renewal Scheme	-	-
Unexpended Loans	983	973
Domestic Waste Management	7,237	6,033
Private Subsidies	2,963	2,898
Housing Affordability	3,150	3,120
Stormwater Management Service Charge	906	1,254
Total External Restrictions	**114,752**	**103,184**
Internal Restrictions		
Property Investment Fund	5,586	5,532
Strategic Projects	31,593	31,700
Sports Priority Program	900	856
Car Parking Stategy	1,446	1,372
MacCabe Park Development	2,215	2,190
Darcy Wentworth Park	18	18
Garbage Disposal Facility	5,943	5,982
West Dapto Development	19,625	19,259
Natural Areas	173	173
Lake Illawarra Estuary Management Fund	497	501
Total Internal Restrictions	**67,996**	**67,583**

ITEM 20 SEPTEMBER 2025 FINANCIALS

The year to date financial result as at 26 September 2025 compared to budget is favourable for the Operating Result [pre-capital] $6.4M and Funds Available from Operations was favourable compared to budget $2M. Total Funds Result was favourable $4.2M compared to budget.

The Statement of Financial Position at the end of the period indicates sufficient cash to support external restrictions.

Council expended a total of $22.6M on its capital works program representing 16.2% of the budget. The budget for the same period was $30.1M.

RECOMMENDATION

The financials be received and noted.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 Financial Statements - September 2025

BACKGROUND

This report presents the Financial Performance of the organisation as at 26 September 2025. The below table provides a summary of the organisation's overall full year financial results.

Wollongong City Council **26 September 2025** **Year to Date Position**	**Original Budget** $M **1-Jul**	**Revised Budget** $M **26-Sep**	**YTD Forecast** $M **26-Sep**	**YTD Actual** $M **26-Sep**	**Variation** $M
Operating Revenue	348.9	348.9	83.2	86.8	3.6
Operating Costs	(362.2)	(364.2)	(88.2)	(85.4)	2.8
Operating Result [Pre Capital]	**(13.3)**	**(15.3)**	**(5.0)**	**1.4**	**6.4**
Capital Grants & Contributions	70.2	70.2	15.1	8.6	(6.6)
Operating Result	**56.9**	**54.9**	**10.1**	**10.0**	**(0.1)**
Funds Available from Operations	**68.7**	**67.6**	**14.3**	**16.3**	**2.0**
Capital Works	**139.4**	**139.4**	**30.1**	**22.6**	**7.6**
Contributed Assets	**5.9**	**5.9**	**-**	**-**	-
Transfer to Restricted Cash	2.8	2.8	0.7	0.7	-
Borrow ings Repaid	-	-	-	-	-
Funded from:					
- Operational Funds	68.7	67.6	14.3	16.3	2.0
- Other Funding	79.6	79.6	16.3	10.9	(5.4)
Total Funds Surplus/(Deficit)	**0.2**	**(0.9)**	**(0.2)**	**4.0**	**4.2**

FINANCIAL PERFORMANCE

The September 2025 Operating Result [pre-capital] surplus of $1.4M is a favourable variance of $6.4M compared to the budget deficit of $5M.

The Operating Result surplus of $10M is an unfavourable variance of $0.1M compared to budget.

The Funds Available from Operations result is a favourable $2M when compared to the year-to-date budget of $14.3M. Results excludes the non-cash variations and transfers to and from Restricted Assets but includes the variation in cash payments for Employee Entitlements. This result best represents the operational budget variations that impact our funding position and current financial capacity.

The Total Funds result as at 26 September 2025 is a favourable variance of $4.2M compared to budget.

At the end of September, the Capital Works Program had an expenditure of $22.6M compared to a budget of $30.1M for the same period.

FINANCIAL POSITION

Cash, Investments & Available Funds

Council's cash and investments increased during September 2025 to holdings of $244.9M compared to $236.9M at the end of August 2025. A significant portion of these funds are subject to restriction meaning they can only be utilised for specific purposes. As a result, Council's true available cash position is more accurately depicted by considering available funds that are uncommitted and not subject to restriction.

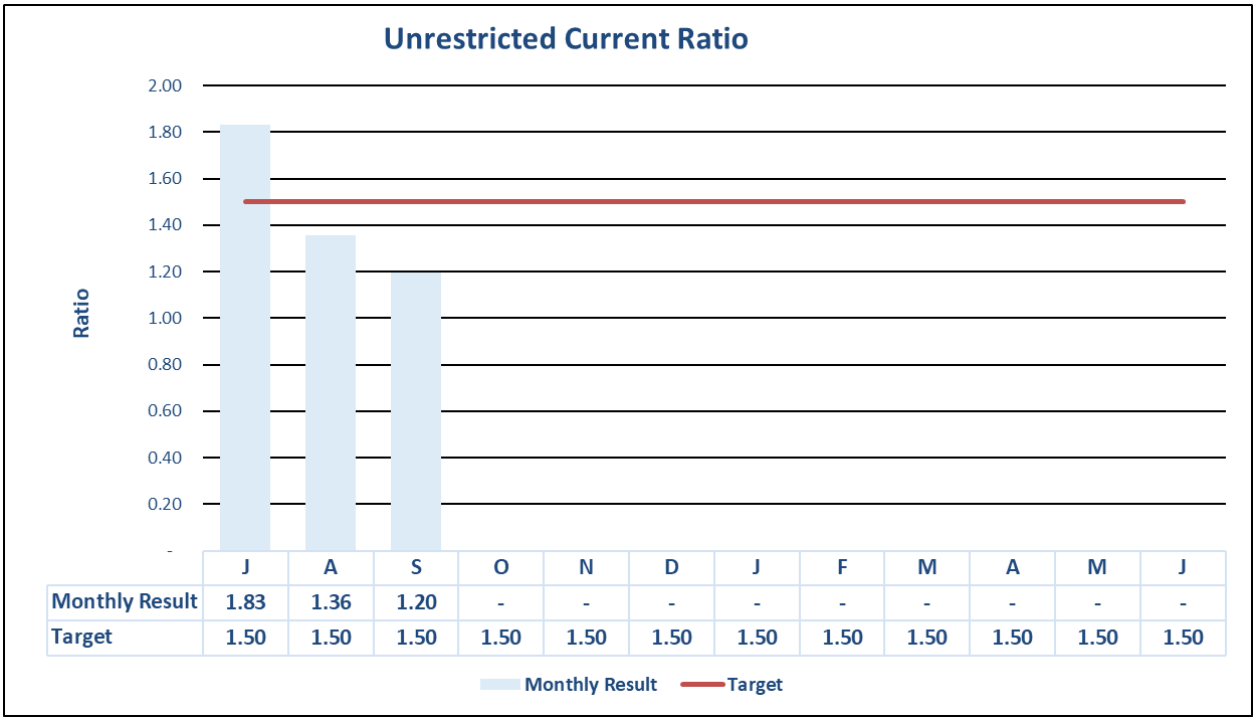
Wollongong City Council
26 September 2025
Cash, Investments and Available Funds

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Total Cash and Investments	**214.5**	**206.3**	**244.9**
Less Restrictions:			
External	103.2	105.3	114.3
Internal	67.6	86.2	68.1
CivicRisk Investment	3.7		3.7
Total Restrictions	174.5	191.6	186.1
Available Cash	**40.0**	**14.7**	**58.8**
Adjusted for :			
Payables	(27.5)	(32.6)	(25.5)
Receivables	30.2	32.7	6.5
Other	3.8	1.9	11.2
Net Payables & Receivables	6.5	2.0	(7.9)
Available Funds	**46.5**	**16.7**	**50.9**

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In June 2025 the annual review of classification of investments as current or non-current was conducted. This considered intent of holdings that included investment return and liquidity (or combination of both) and reviewed historical transactions by investment type. At the time the result of this work altered the presentation of Floating Rate Notes with a settlement date greater than 12 months being classified as non-current. The transaction moved $47.6M in Floating Rate Notes from current to non-current on the Statement of Financial Position. The transaction reduced the Unrestricted Current Ratio to fall below the existing target of 1.5. It is important to note that Floating Rate Notes can be actively traded, regardless of classification as current or non-current with the investment type still assisting Council in managing its liquidity. There has been no change in Council's liquidity because of this transaction. The Unrestricted Current Ratio target will be reassessed moving forward based on the revised accounting application.



	J	A	S	O	N	D	J	F	M	A	M	J
Monthly Result	1.83	1.36	1.20	-	-	-	-	-	-	-	-	-
Target	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50

Borrowings

Council has no outstanding loans as at 26 September 2025. Council will consider borrowings as part of its Resource Strategy and Capital Budget to manage cash flow timing mismatches, fund asset investments, and ensure intergenerational equity, prioritizing internal borrowing where economical. Borrowing terms will aim to align with asset life, and interest on internal borrowings will be applied to income-generating activities to reflect opportunity costs and support accurate business cases.

No additional borrowings have been identified in the forward estimates.

Infrastructure, Property, Plant & Equipment

The Statement of Financial Position shows $4.13B of Property, Plant and Equipment at net carrying value, and gross replacement cost $7.2B (excluding $102.2M in Work In Progress) that are controlled and managed by Council on behalf of the community at 26 September 2025.

PLANNING AND POLICY IMPACT

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Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
4.14 Council demonstrates responsible leadership that is customer focused, demonstrates respect and inclusion, and uses resources that are managed effectively to ensure long-term sustainability.	Financial Services

CONCLUSION

The financial result impacted key financial indicators at the end of September through a favourable result for *Total Funds Result Budget versus Actual* and improved Available Funds performance against phased budget.

WOLLONGONG CITY COUNCIL

Statement of Financial Position

as at 26 September 2025

	YTD Actual 2025/26 $'000	Actual 2024/25 $'000
Current Assets		
Cash Assets	**50,485**	49,586
Investment Securities	**96,880**	67,365
Receivables	**6,451**	30,216
Inventories	**6,570**	6,511
Current Contract Assets	**7,234**	5,366
Other	**8,941**	3,144
Total Current Assets	**176,561**	162,188
Non-Current Assets		
Non Current Cash Assets	**63,000**	46,250
Non Current Investment Securities	**34,523**	51,309
Property, Plant and Equipment	**4,135,293**	4,133,990
Investment Properties	**5,650**	5,650
Right-Of-Use Assets	**2,083**	2,276
Total Non-Current Assets	**4,240,548**	4,239,474
TOTAL ASSETS	**4,417,109**	4,401,662
Current Liabilities		
Current Payables	**25,509**	27,484
Current Contract Liabilities	**30,710**	23,174
Current Lease Liabilities	**290**	395
Current Provisions payable < 12 months	**20,535**	20,711
Current Provisions payable > 12 months	**40,809**	40,809
Total Current Liabilities	**117,853**	112,572
Non-Current Liabilities		
N/C Lease Liabilities	**2,072**	2,072
Non Current Provisions	**50,801**	50,603
Total Non-Current Liabilities	**52,873**	52,675
TOTAL LIABILITIES	**170,726**	165,247
NET ASSETS	**4,246,384**	4,236,415
Equity		
Accumulated Surplus	**1,528,042**	1,522,372
Asset Revaluation Reserve	**2,561,571**	2,561,571
Restricted Assets	**156,771**	152,473
TOTAL EQUITY	**4,246,383**	4,236,415

WOLLONGONG CITY COUNCIL

Cash Flows and Investments

as at 26 September 2025

	YTD Actual 2025/26 $ '000	Actual 2024/25 $ '000
Cash Flows From Operating Activities		
Receipts		
Rates & Annual Charges	**85,416**	247,522
User Charges & Fees	**5,410**	39,909
Interest & Interest Received	**2,148**	9,061
Grants & Contributions	**28,957**	97,659
Bonds, deposits and retention amounts received	**-**	167
Other	**5,502**	31,727
Payments		
Employee Benefits & On-costs	**(37,624)**	(153,952)
Materials & Contracts	**(24,084)**	(126,741)
Borrowing Costs	**(30)**	(141)
Other	**(10,343)**	(22,192)
Net Cash provided (or used in) Operating Activities	**55,352**	123,019
Cash Flows From Investing Activities		
Receipts		
Sale of Investments	**7,000**	50,649
Sale of Infrastructure, Property, Plant & Equipment	**11**	2,068
Payments:		
Purchase of Investments	**(36,084)**	(79,128)
Purchase of Investment Property	**-**	(1,100)
Purchase of Infrastructure, Property, Plant & Equipment	**(25,276)**	(89,795)
Net Cash provided (or used in) Investing Activities	**(54,349)**	(117,306)
Cash Flows From Financing Activities		
Payments:		
Repayment of Borrowings & Advances	**-**	(657)
Repayment of Finance Lease Liabilities	**(105)**	(370)
Net Cash Flow provided (used in) Financing Activities	**(105)**	(1,027)
Net Increase/(Decrease) in Cash & Cash Equivalents	**899**	4,686
plus: Cash & Cash Equivalents - beginning of year	**49,586**	44,900
plus: Investments on hand - end of year	**194,403**	164,301
Cash & Cash Equivalents and Investments - year to date	**244,888**	213,887

WOLLONGONG CITY COUNCIL

Cash Flows and Investments

as at 26 September 2025

	YTD Actual 2025/26 $ '000	Actual 2024/25 $ '000
Total Cash & Cash Equivalents and Investments - year to date	**244,888**	213,887
Attributable to:		
External Restrictions (refer below)	**114,258**	103,184
Internal Restrictions (refer below)	**68,066**	67,583
Unrestricted	**62,564**	43,121
	244,888	213,887
External Restrictions		
Developer Contributions	**76,312**	73,967
RMS Contributions	**899**	402
Specific Purpose Unexpended Grants	**20,574**	13,381
Special Rates Levy Wollongong Mall	**1,120**	1,062
Special Rates Levy Wollongong City Centre	**94**	94
Unexpended Loans	**987**	973
Domestic Waste Management	**7,440**	6,033
Private Subsidies	**2,947**	2,898
Housing Affordability	**3,165**	3,120
Stormwater Management Service Charge	**720**	1,254
Total External Restrictions	**114,258**	103,184
Internal Restrictions		
Property Investment Fund	**5,611**	5,532
Strategic Projects	**31,442**	31,700
Sports Priority Program	**922**	856
Car Parking Stategy	**1,496**	1,372
MacCabe Park Development	**2,228**	2,190
Darcy Wentworth Park	**18**	18
Garbage Disposal Facility	**5,875**	5,982
West Dapto Development	**19,799**	19,259
Natural Areas	**173**	173
Lake Illawarra Estuary Management Fund	**502**	501
Total Internal Restrictions	**68,066**	67,583

ITEM 21 STATEMENT OF INVESTMENT - AUGUST AND SEPTEMBER 2025

This report provides an overview of Council's investment portfolio performance for the reporting periods August and September 2025.

Council performed above benchmark for August and September 2025. The August result was primarily due to the positive valuations on the consolidated Floating Rate Notes and NSW TCorp investments, with the September results driven by positive valuations of the consolidated NSW TCorp investments and continued reinvestment of funds at improved interest rate yields.

RECOMMENDATION

Council receive the Statement of Investment for August and September 2025.

REPORT AUTHORISATIONS

Report of: Brian Jenkins, Chief Financial Officer
Authorised by: Renee Campbell, Director Corporate Services - Connected + Engaged City

ATTACHMENTS

1 Statement of Investment – August and September 2025
2 Investment Income Compared to Budget 2025-2026

ACRONYMS USED IN REPORT

Abbreviation	Meaning
CBA	Commonwealth Bank of Australia
Order	Ministerial Investment Order
RBA	Reserve Bank of Australia

BACKGROUND

Council staff monitor Council's cash flow on a daily basis and mandated to invest surplus funds in accordance with the Ministerial Investment Order (Order) and Office of Local Government guidelines. The Order reflects a conservative investment approach and restricts investment types available to Council. In compliance with the Order and Office of Local Government guidelines, Council adopted an Investment Policy on 12 December 2022. The Investment Policy provides a framework for Council to manage investment credit quality, institutional diversification and maturity constraints. Council's investment portfolio was controlled by Council's Finance Division during the period and has remained in compliance with the Investment Policy. Council's Audit, Risk and Improvement Committee provide oversight of Council's Investment Policy and Investment Management Strategy.

Council's Responsible Accounting Officer, the Chief Financial Officer, is required to sign the complying Statement of Investment contained within the report, certifying that all investments were made in accordance with the *Local Government Act 1993* and the *Local Government Regulation 2005*.

Council's investment holdings at 29 August 2025 were $239,017,258 (Statement of Investment attached) [30 August 2024 $200,378,828] and as at 26 September 2025 were $244,641,106 (Statement of Investment attached) [27 September 2024 $198,862,164]. This includes Council's interest in CivicRisk Mutual Ltd recognised at fair value as at 30 June 2025.

Council had an average weighted return for August 2025 of 0.37% which was above the benchmark return of 0.32% and for September 2025, 0.32% which was above the benchmark return of 0.29%. The August 2025 result was primarily due to the positive valuations on the consolidated Floating Rate Notes and NSW TCorp investments. The September 2025 results were primarily due to the positive valuations of the consolidated NSW TCorp investments and reinvestment of funds at better interest rate yields. The remainder of Council's portfolio continues to provide a high degree of credit quality and liquidity.

The Reserve Bank of Australia (RBA) meets eight times a year to review the economy and decide on interest rates. In August 2025, they lowered the official cash rate by 0.25% to 3.60%. At their next meeting in September, they chose to keep the rate the same.

The RBA is keeping a close eye on economic data and global risks to help guide future decisions. They're especially cautious because there's still a lot of uncertainty about how things will develop, both in Australia and overseas. Their main goal is to keep prices stable.

For Council investments, interest rates are regularly reviewed to make sure returns are maximized. This includes looking at different credit ratings and investment timeframes to get the best value from committed funds.

At 26 September 2025, year to date interest and investment revenue of $2,514,065 was recognised compared to the year to date proposed budget of $1,322,959.

Council's 23 Floating Rate Notes had a net increase in value of $173,539 for August 2025, and a net decrease in value of $239,478 for September 2025.

Council holds two Mortgage-Backed Securities. In August 2025, their value dropped by $16,072, but in September, they increased by $7,591. These investments are hard to sell quickly and have long amortised lives which affects their market value. The interest rate (coupon margin) is based on pricing from before the Global Financial Crisis, which is less favourable today.

Although Council can't control when these investments mature, advisors have said the capital isn't at risk right now. Because the investments are difficult to sell, they've recommended holding onto them for the time being to ensure continued diversification of Council's investment mix.

Council holds two investments within the NSW TCorpIM Funds; Long-Term Growth Fund and Medium-Term Growth Fund. The Long-Term Growth Fund recorded a net increase in value of $66,499 in August 2025 and a net increase in value of $71,846 in September 2025. The Medium-Term Growth Fund recorded a net increase in value of $66,451 in August 2025, and a net increase in value of $51,381 in September 2025. The fluctuations in both the Long-Term Growth and Medium-Term Growth Funds are a reflection of the current share market volatility both domestically and internationally and is diversified across a number of different asset classes with differing risk and return characteristics.

Council's Investment Policy allows up to 40% of its investments to be held with any one AAA-rated institution. This includes the Commonwealth Bank of Australia (CBA), where Council keeps its operating cash in a savings account. As of the end of September 2025, Council's exposure to CBA was 20.95%, which is safely below the target limit of 25%.

The current investment portfolio follows the rules set out in Council's Investment Policy, which was approved on 12 December 2022. The Responsible Accounting Officer has signed off on the investment report, confirming that all investments meet the requirements of the *Local Government Act 1993* and the *Local Government Regulation 2005*.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong Our Future 2035 Goal 4 *"*We have a healthy, respectful, and inclusive community*"*. It specifically delivers on the following:

Community Strategic Plan 2035	Delivery Program 2025-2029
Strategy	**Service**
4.14 Council demonstrates responsible leadership that is customer focused, demonstrates respect and inclusion, and uses resources that are managed effectively to ensure long-term sustainability.	Financial Services

CONCLUSION

Council's investment portfolio continued to perform strongly across August and September 2025, delivering returns above benchmark in both months. These results were driven by positive market valuations, particularly within NSW TCorp investments, and strategic reinvestment at improved interest rate levels.

The portfolio performed favourably when compared to the year-to-date budget.

The portfolio remains compliant with Council's adopted Investment Policy and relevant legislative requirements, maintaining a high standard of credit quality and liquidity. Council's proactive approach to investment management, supported by regular market monitoring and professional advice, ensures that funds are invested prudently and in alignment with long-term financial sustainability goals.

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENT
29 August 2025

DIRECT INVESTMENTS

Investment Body	Rating	Purchase Price $	Fair Value of Holding $	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
CBA Business Online Saver	A1+	-	43,202,239	BOS A/c	29/08/2025	29/08/2025	3.85%
CBA General Fund A/c	A1+	-	8,213,094	General A/c	29/08/2025	29/08/2025	3.85%
NAB General Fund A/c	A1+	-	5,753	General A/c	29/08/2025	29/08/2025	
Judo Bank	S&P ST A2	2,000,000	2,000,000	T/Deposit	17/09/2024	17/09/2025	4.60%
National Australia Bank Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	20/09/2024	22/09/2025	4.90%
Auswide Bank Limited	Moodys ST P-2	2,000,000	2,000,000	T/Deposit	15/01/2025	15/10/2025	5.00%
Westpac Banking Corporation Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	25/11/2022	25/11/2025	4.59%
Bank of Queensland Ltd	S&P ST A2	4,000,000	4,000,000	T/Deposit	2/12/2024	2/12/2025	5.03%
Coastline Credit Union Ltd	Unrated ST UR	250,000	250,000	T/Deposit	5/12/2024	5/12/2025	5.15%
Bank of Sydney Ltd	Unrated ST UR	250,000	250,000	T/Deposit	9/07/2025	8/01/2026	4.45%
Rabobank Australia Ltd	S&P ST A1	3,000,000	3,000,000	T/Deposit	23/05/2025	23/01/2026	4.31%
Bank of Queensland Ltd	S&P ST A2	2,000,000	2,000,000	T/Deposit	30/06/2025	30/01/2026	4.30%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	20/09/2024	20/04/2026	4.62%
ING Bank Australia Limited	S&P A	5,000,000	5,000,000	T/Deposit	13/03/2025	13/05/2026	4.69%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2026	5.19%
Summerland Bank	Unrated UR	250,000	250,000	T/Deposit	6/06/2025	10/07/2026	4.25%
ING Bank Australia Limited	S&P A	2,000,000	2,000,000	T/Deposit	20/09/2024	20/07/2026	4.46%
Westpac Banking Corporation Ltd	S&P AA-	4,000,000	4,000,000	T/Deposit	22/08/2025	24/08/2026	4.08%
National Australia Bank Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	28/08/2025	28/08/2026	4.12%
ING Bank Australia Limited	S&P A	2,000,000	2,000,000	T/Deposit	15/01/2025	15/12/2026	4.84%
Rabobank Australia Ltd	S&P A+	3,000,000	3,000,000	T/Deposit	23/05/2025	21/05/2027	4.16%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2027	5.09%
Westpac Banking Corporation Ltd	S&P AA-	4,000,000	4,000,000	T/Deposit	22/08/2025	23/08/2027	3.89%
Rabobank Australia Ltd	S&P A+	3,000,000	3,000,000	T/Deposit	23/05/2025	23/05/2028	4.32%
ING Bank Australia Limited	S&P A	3,000,000	3,000,000	T/Deposit	6/06/2025	6/07/2028	4.04%
ING Bank Australia Limited	S&P A	4,000,000	4,000,000	T/Deposit	22/08/2025	22/08/2028	3.96%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	22/12/2023	22/12/2028	4.90%
ING Bank Australia Limited	S&P A	3,000,000	3,000,000	T/Deposit	21/02/2024	21/02/2029	5.19%
Rabobank Australia Ltd	S&P A+	3,000,000	3,000,000	T/Deposit	23/05/2025	23/05/2029	4.58%
ING Bank Australia Limited	S&P A	3,000,000	3,000,000	T/Deposit	6/06/2025	6/06/2029	4.20%
ING Bank Australia Limited	S&P A	4,000,000	4,000,000	T/Deposit	22/08/2025	22/08/2029	4.10%
ING Bank Australia Limited	S&P A	4,000,000	4,000,000	T/Deposit	15/01/2025	15/01/2030	5.08%
Rabobank Australia Ltd	S&P A+	4,000,000	4,000,000	T/Deposit	12/02/2025	12/02/2030	5.10%
Rabobank Australia Ltd	S&P A+	2,000,000	2,000,000	T/Deposit	26/03/2025	26/03/2030	5.01%
Rabobank Australia Ltd	S&P A+	3,000,000	3,000,000	T/Deposit	23/05/2025	23/05/2030	4.74%
Rabobank Australia Ltd	S&P A+	4,000,000	4,000,000	T/Deposit	6/06/2025	6/06/2030	4.60%
Rabobank Australia Ltd	S&P A+	2,000,000	2,000,000	T/Deposit	10/07/2025	10/07/2030	4.68%
ING Bank Australia Limited	S&P A	4,000,000	4,000,000	T/Deposit	22/08/2025	22/08/2030	4.25%
Total			**150,171,086**				

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENT
29 August 2025 continued

Bond and Floating Rate Note Securities

DIRECT INVESTMENTS

Investment Body	Rating	Purchase Price $	Fair Value of Holding $	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
Bendigo & Adelaide Bank Ltd	S&P A-	1,700,000	1,717,323	FRN	2/12/2020	2/12/2025	4.22%
Macquarie Bank Ltd	S&P A+	6,500,000	6,563,570	FRN	11/03/2022	9/12/2025	4.20%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	2,100,000	2,101,932	FRN	24/02/2021	24/02/2026	4.00%
Newcastle Greater Mutual Group Ltd	S&P BBB+	5,000,000	5,051,450	FRN	4/03/2021	4/03/2026	4.34%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,525,800	FRN	31/03/2023	31/03/2026	4.43%
Teachers Mutual Bank Ltd	Moodys Baa1	1,100,000	1,110,802	FRN	16/06/2021	16/06/2026	4.39%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,534,750	FRN	11/09/2023	11/09/2026	4.48%
Macquarie Bank Ltd	S&P A+	4,000,000	4,054,360	FRN	14/09/2023	14/09/2026	4.56%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	3,750,000	3,784,388	FRN	15/09/2021	15/09/2026	4.19%
QPCU LTD t/a QBANK	S&P BBB-	2,000,000	2,042,180	FRN	18/09/2023	18/09/2026	5.35%
Illawarra Credit Union Ltd	S&P BBB-	2,500,000	2,524,700	FRN	20/09/2023	21/09/2026	5.36%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	1,500,000	1,512,510	FRN	11/03/2022	25/01/2027	4.50%
ANZ Banking Group Ltd	S&P AA-	3,500,000	3,537,765	FRN	12/05/2022	12/05/2027	4.60%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	3,000,000	3,030,510	FRN	24/11/2023	24/05/2027	4.65%
Cooperatieve Rabobank U.A Australia Branch	S&P A+	2,500,000	2,545,675	FRN	19/01/2023	19/01/2028	4.86%
Beyond Bank Australia Ltd	Moodys Baa1	2,500,000	2,532,475	FRN	21/03/2025	21/03/2028	4.81%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,549,250	FRN	31/03/2023	31/03/2028	4.66%
Judo Bank	S&P BBB	5,500,000	5,584,590	FRN	29/08/2025	13/06/2028	5.17%
Emerald Reverse Mortgage Trust	Unrated UR	314,275	251,696	MBS	17/07/2006	30/06/2028	4.02%
ANZ Banking Group Ltd	S&P AA-	2,100,000	2,141,034	FRN	11/09/2023	11/09/2028	4.66%
Westpac Banking Corporation Ltd	S&P AA-	3,500,000	3,564,785	FRN	19/09/2023	19/09/2028	4.62%
National Australia Bank Ltd	S&P AA-	4,000,000	4,229,360	FRN	16/11/2023	16/11/2028	5.40%
Cooperatieve Rabobank U.A Australia Branch	S&P A+	3,000,000	3,193,830	FRN	21/11/2023	21/11/2028	5.71%
Newcastle Greater Mutual Group Ltd	S&P BBB+	4,500,000	4,550,895	FRN	29/08/2025	21/01/2030	4.93%
Emerald Reverse Mortgage Trust	Unrated UR	2,000,000	1,301,900	MBS	17/07/2006	21/08/2056	4.32%
Total			**74,537,530**				

Managed Funds & Other

MANAGED FUNDS

Investment Body	Rating	Purchase Price $	Fair Value of Holding $	Purchase Date	Monthly Return (Actual)	FYTD (Actual)
Tcorp Long Term Growth Facility Fund	N/A		**4,845,834**	13/06/2007	1.48%	2.74%
Tcorp Medium Term Growth Facility Fund	N/A		**5,723,809**	26/10/2021	1.07%	1.69%
Total			**10,569,643**			

Membership interest in Investment Body			Fair Value of Holding $
CivicRisk Mutual Limited	N/A		**3,739,000**

TOTAL INVESTMENTS	**$**	**239,017,258**

* The maturity date provided is the weighted-average life of the security. This is the average amount of time that will elapse from the date of security's issuance until each dollar is repaid based on an actuarial assessment. Assessments are carried out on a regular basis which can potentially extend the life of the investment. Current assessments anticipate an extension of life of the investment.

This is to certify that all of the above investments have been placed in accordance with the Act, the regulations and Council's Investment Policies.

Brian Jenkins
RESPONSIBLE ACCOUNTING OFFICER

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENT
26 September 2025

DIRECT INVESTMENTS

Investment Body	Rating	Purchase Price $	Fair Value of Holding $	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
CBA Business Online Saver	A1+	-	48,648,429	BOS A/c	26/09/2025	26/09/2025	3.85%
CBA General Fund A/c	A1+	-	1,583,814	General A/c	26/09/2025	26/09/2025	3.85%
NAB General Fund A/c	A1+	-	5,769	General A/c	26/09/2025	26/09/2025	
Auswide Bank Limited	Moodys ST P-2	2,000,000	2,000,000	T/Deposit	15/01/2025	15/10/2025	5.00%
Westpac Banking Corporation Ltd	S&P AA-	3,000,000	3,000,000	T/Deposit	25/11/2022	25/11/2025	4.59%
Bank of Queensland Ltd	S&P ST A2	4,000,000	4,000,000	T/Deposit	2/12/2024	2/12/2025	5.03%
Coastline Credit Union Ltd	Unrated ST UR	250,000	250,000	T/Deposit	5/12/2024	5/12/2025	5.15%
Bank of Sydney Ltd	Unrated ST UR	250,000	250,000	T/Deposit	9/07/2025	8/01/2026	4.45%
Rabobank Australia Ltd	S&P ST A1	3,000,000	3,000,000	T/Deposit	23/05/2025	23/01/2026	4.31%
Bank of Queensland Ltd	S&P ST A2	2,000,000	2,000,000	T/Deposit	30/06/2025	30/01/2026	4.30%
Judo Bank	S&P ST A2	2,000,000	2,000,000	T/Deposit	17/09/2025	15/04/2026	4.30%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	20/09/2024	20/04/2026	4.62%
ING Bank Australia Limited	S&P A	5,000,000	5,000,000	T/Deposit	13/03/2025	13/05/2026	4.69%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2026	5.19%
Summerland Bank	Unrated UR	250,000	250,000	T/Deposit	6/06/2025	10/07/2026	4.25%
ING Bank Australia Limited	S&P A	2,000,000	2,000,000	T/Deposit	20/09/2024	20/07/2026	4.46%
Westpac Banking Corporation Ltd	S&P AA-	4,000,000	4,000,000	T/Deposit	22/08/2025	24/08/2026	4.08%
National Australia Bank Ltd	S&P ST A1+	2,000,000	2,000,000	T/Deposit	28/08/2025	28/08/2026	4.12%
ING Bank Australia Limited	S&P ST A1	2,000,000	2,000,000	T/Deposit	25/09/2025	25/09/2026	4.20%
ING Bank Australia Limited	S&P A	2,000,000	2,000,000	T/Deposit	15/01/2025	15/12/2026	4.84%
Rabobank Australia Ltd	S&P A+	3,000,000	3,000,000	T/Deposit	23/05/2025	21/05/2027	4.16%
Westpac Banking Corporation Ltd	S&P AA-	2,000,000	2,000,000	T/Deposit	30/06/2023	30/06/2027	5.09%
Westpac Banking Corporation Ltd	S&P AA-	4,000,000	4,000,000	T/Deposit	22/08/2025	23/08/2027	3.89%
ING Bank Australia Limited	S&P A	2,000,000	2,000,000	T/Deposit	25/09/2025	27/09/2027	4.20%
Rabobank Australia Ltd	S&P A+	3,000,000	3,000,000	T/Deposit	23/05/2025	23/05/2028	4.32%
ING Bank Australia Limited	S&P A	3,000,000	3,000,000	T/Deposit	6/06/2025	6/07/2028	4.04%
ING Bank Australia Limited	S&P A	4,000,000	4,000,000	T/Deposit	22/08/2025	22/08/2028	3.96%
ING Bank Australia Limited	S&P A	2,000,000	2,000,000	T/Deposit	25/09/2025	25/09/2028	4.25%
Westpac Banking Corporation Ltd	S&P AA-	5,000,000	5,000,000	T/Deposit	22/12/2023	22/12/2028	4.90%
ING Bank Australia Limited	S&P A	3,000,000	3,000,000	T/Deposit	21/02/2024	21/02/2029	5.19%
Rabobank Australia Ltd	S&P A+	3,000,000	3,000,000	T/Deposit	23/05/2025	23/05/2029	4.58%
ING Bank Australia Limited	S&P A	3,000,000	3,000,000	T/Deposit	6/06/2025	6/06/2029	4.20%
ING Bank Australia Limited	S&P A	4,000,000	4,000,000	T/Deposit	22/08/2025	22/08/2029	4.10%
Rabobank Australia Ltd	S&P A+	2,000,000	2,000,000	T/Deposit	25/09/2025	25/09/2029	4.50%
ING Bank Australia Limited	S&P A	4,000,000	4,000,000	T/Deposit	15/01/2025	15/01/2030	5.08%
Rabobank Australia Ltd	S&P A+	4,000,000	4,000,000	T/Deposit	12/02/2025	12/02/2030	5.10%
Rabobank Australia Ltd	S&P A+	2,000,000	2,000,000	T/Deposit	26/03/2025	26/03/2030	5.01%
Rabobank Australia Ltd	S&P A+	3,000,000	3,000,000	T/Deposit	23/05/2025	23/05/2030	4.74%
Rabobank Australia Ltd	S&P A+	4,000,000	4,000,000	T/Deposit	6/06/2025	6/06/2030	4.60%
Rabobank Australia Ltd	S&P A+	2,000,000	2,000,000	T/Deposit	10/07/2025	10/07/2030	4.68%
ING Bank Australia Limited	S&P A	4,000,000	4,000,000	T/Deposit	22/08/2025	22/08/2030	4.25%
Rabobank Australia Ltd	S&P A+	2,000,000	2,000,000	T/Deposit	25/09/2025	25/09/2030	4.63%
Total			**155,988,012**				

WOLLONGONG CITY COUNCIL
STATEMENT OF INVESTMENT
26 September 2025 continued

Bond and Floating Rate Note Securities

DIRECT INVESTMENTS

Investment Body	Rating	Purchase Price $	Fair Value of Holding $	Security	Purchase Date	Maturity Date	Interest / Coupon Rate
Bendigo & Adelaide Bank Ltd	S&P A-	1,700,000	1,704,607	FRN	2/12/2020	2/12/2025	4.09%
Macquarie Bank Ltd	S&P A+	6,500,000	6,514,300	FRN	11/03/2022	9/12/2025	4.06%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	2,100,000	2,108,337	FRN	24/02/2021	24/02/2026	4.00%
Newcastle Greater Mutual Group Ltd	S&P BBB+	5,000,000	5,014,450	FRN	4/03/2021	4/03/2026	4.21%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,505,550	FRN	31/03/2023	31/03/2026	4.43%
Teachers Mutual Bank Ltd	Moodys Baa1	1,100,000	1,102,508	FRN	16/06/2021	16/06/2026	4.24%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,514,050	FRN	11/09/2023	11/09/2026	4.33%
Macquarie Bank Ltd	S&P A+	4,000,000	4,021,680	FRN	14/09/2023	14/09/2026	4.43%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	3,750,000	3,757,688	FRN	15/09/2021	15/09/2026	4.06%
QPCU LTD t/a QBANK	S&P BBB-	2,000,000	2,022,620	FRN	18/09/2023	18/09/2026	5.21%
Illawarra Credit Union Ltd	S&P BBB-	2,500,000	2,501,000	FRN	20/09/2023	21/09/2026	5.25%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	1,500,000	1,518,300	FRN	11/03/2022	25/01/2027	4.50%
ANZ Banking Group Ltd	S&P AA-	3,500,000	3,550,435	FRN	12/05/2022	12/05/2027	4.60%
Suncorp Bank (Norfina Ltd) - Subsidiary of ANZ	S&P AA-	3,000,000	3,040,530	FRN	24/11/2023	24/05/2027	4.65%
Cooperatieve Rabobank U.A Australia Branch	S&P A+	2,500,000	2,554,525	FRN	19/01/2023	19/01/2028	4.86%
Beyond Bank Australia Ltd	Moodys Baa1	2,500,000	2,513,175	FRN	21/03/2025	21/03/2028	4.70%
ANZ Banking Group Ltd	S&P AA-	2,500,000	2,530,075	FRN	31/03/2023	31/03/2028	4.66%
Judo Bank	S&P BBB	5,500,000	5,549,060	FRN	29/08/2025	13/06/2028	5.03%
Emerald Reverse Mortgage Trust	Unrated UR	314,275	252,668	MBS	17/07/2006	30/06/2028	4.02%
ANZ Banking Group Ltd	S&P AA-	2,100,000	2,124,381	FRN	11/09/2023	11/09/2028	4.51%
Westpac Banking Corporation Ltd	S&P AA-	3,500,000	3,537,345	FRN	19/09/2023	19/09/2028	4.48%
National Australia Bank Ltd	S&P AA-	4,000,000	4,219,880	FRN	16/11/2023	16/11/2028	5.40%
Cooperatieve Rabobank U.A Australia Branch	S&P A+	3,000,000	3,186,690	FRN	21/11/2023	21/11/2028	5.71%
Newcastle Greater Mutual Group Ltd	S&P BBB+	4,500,000	4,568,850	FRN	29/08/2025	21/01/2030	4.93%
Emerald Reverse Mortgage Trust	Unrated UR	2,000,000	1,308,520	MBS	17/07/2006	21/08/2056	4.32%
Total			**74,221,223**				

Managed Funds & Other

MANAGED FUNDS

Investment Body	Rating	Purchase Price $	Fair Value of Holding $	Purchase Date	Monthly Return (Actual)	FYTD (Actual)
Tcorp Long Term Growth Facility Fund	N/A		**4,917,680**	13/06/2007	1.74%	4.53%
Tcorp Medium Term Growth Facility Fund	N/A		**5,775,190**	26/10/2021	1.18%	2.88%
Total			**10,692,870**			

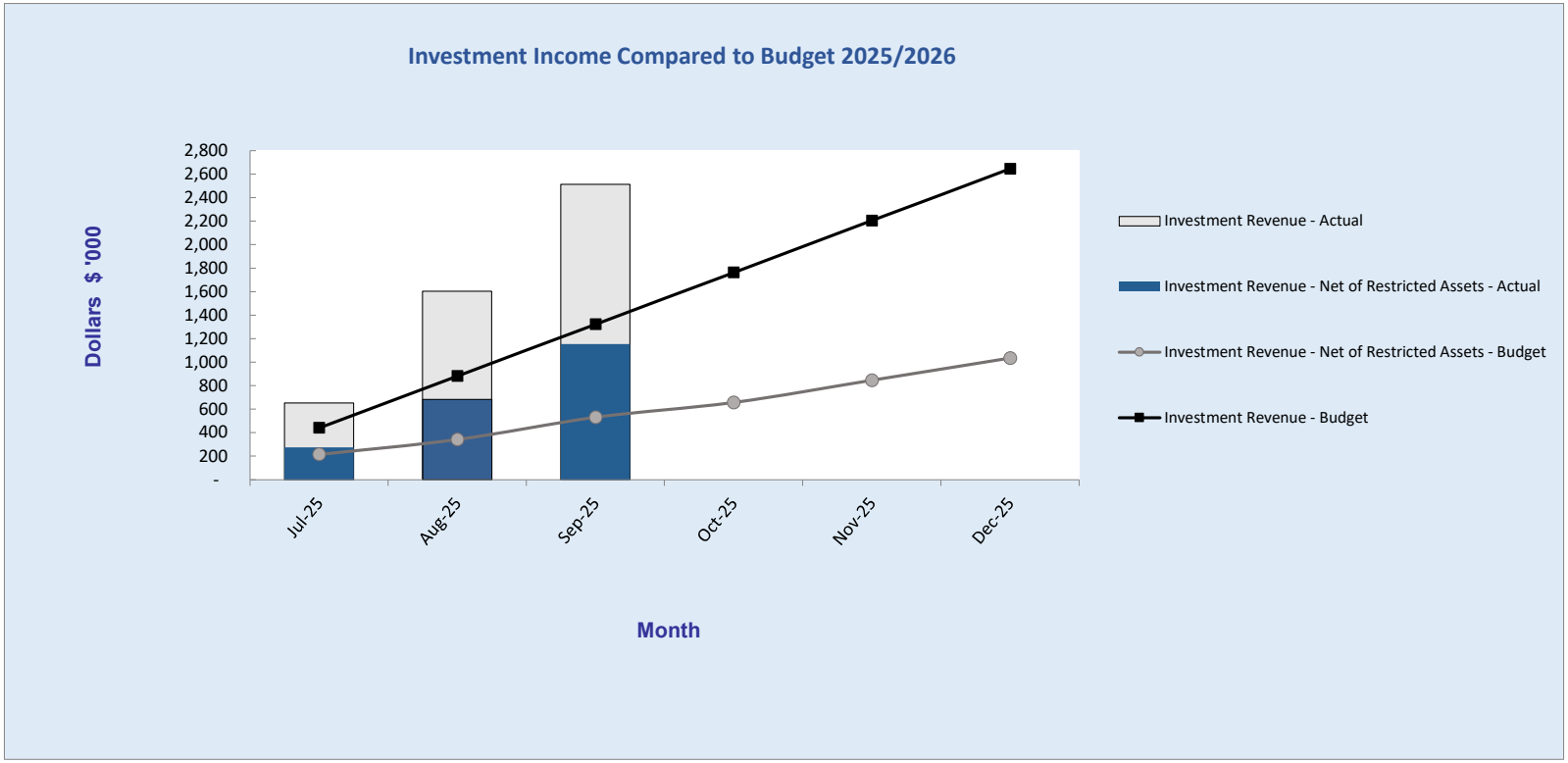
Membership interest in Investment Body			Fair Value of Holding $
CivicRisk Mutual Limited	N/A		**3,739,000**

TOTAL INVESTMENTS	**$**	**244,641,106**

* The maturity date provided is the weighted-average life of the security. This is the average amount of time that will elapse from the date of security's issuance until each dollar is repaid based on an actuarial assessment. Assessments are carried out on a regular basis which can potentially extend the life of the investment. Current assessments anticipate an extension of life of the investment.

This is to certify that all of the above investments have been placed in accordance with the Act, the regulations and Council's Investment Policies.

Brian Jenkins
RESPONSIBLE ACCOUNTING OFFICER


Investment Income Compared to Budget 2025/2026
Dollars $ '000
2,800
2,600
2,400
2,200
2,000
1,800
1,600
1,400
1,200
1,000
800
600
400
200
-
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Month
Investment Revenue - Actual
Investment Revenue - Net of Restricted Assets - Actual
Investment Revenue - Net of Restricted Assets - Budget
Investment Revenue - Budget

ITEM 22 NOTICE OF MOTION - COUNCILLOR JESS WHITTAKER - PRUNING OF STREET TREES BY ENDEAVOUR ENERGY

Councillor Jess Whittaker has submitted the following Notice of Motion –

"I formally move that Council –

1 Requests the General Manager write to the NSW Minister for Climate Change, Energy, Heritage and Environment, The Hon. Penny Sharpe MLC, to raise that in relation to pruning of street trees on council verges by energy company contractors, residents have reported repeated instances of non-compliance with the *Electricity Supply Act 1995 (NSW)* and Standards Australia (2007) AS4373-2007 Pruning of amenity trees.

2 Requests the General Manager write to Endeavour Energy to raise ongoing dissatisfaction with tree pruning practices in relation to Council's goals in the Climate Change Mitigation Plan, Wollongong Transport Strategy, Urban Greening Strategy and Urban Heat Strategy. Endeavour Energy should be formally notified that arborist contractors regularly prune well beyond the companies' own guidelines, and this is inconsistent with other energy providers."

Background provided by Councillor Whittaker:

The benefit of shady trees to our suburbs cannot be understated. Our city has committed to increasing tree canopy across the Local Government Area from 17% to 35% by 2046. Our Transport Strategy recognises trees as essential infrastructure for active transport due to their positive effect on amenity and reducing urban heat, and our Urban Heat Strategy also emphasizes the importance of canopy cover in reducing the effect of extreme heat on our residents.

There have been multiple observations of aggressive pruning practices by Endeavour Energy contractors, going well beyond the 2-meter clearance for vegetation with 4 low voltage cables on a 50-meter spread. This has led to poor outcomes for our street trees, increased urban heat and community dissatisfaction with tree management practice.

Wollongong Council's Urban Greening strategy identifies one issue for increasing tree canopy in the city is that trees under powerlines are being heavily pruned by contractors working for utilities, risking damage to their root systems and limiting the tree's ability to provide benefits.

The perception among residents is often that Wollongong Council has undertaken the aggressive pruning, also leading to damage of Wollongong Council's reputation.



Image: Recent example of poor pruning practices by Endeavour Energy at Storey Street, Fairy Meadow

ITEM 23 NOTICE OF MOTION - COUNCILLOR DAN HAYES - REVIEW OF HOTSPOTS FOR FINES

Councillor Dan Hayes has submitted the following Notice of Motion –

"I formally move that Councillors receive a report on –

1 How Council utilises the data from fines to develop specific strategies for preventative action for compliance of areas that are hotspots, including but not limited to traffic / parking related fines.

2 Opportunities to better improve the analysis of data relating to fines."

Background provided by Councillor Dan Hayes:

Fines have a legitimate role in compliance, whether it is dogs off-leash or parking breaches. Council has data which may indicate specific areas that receive a high level of fines and therefore can be proactive in improving compliance by utilising this information to develop preventative strategies such as better signage rather than issuing fines to individuals.

A report outlining how we currently use this data, what opportunities exist for better trend and location identification, and strategies to increase compliance through preventative activities, would help Council and the community improve compliance.

It is also recognised that there is a limitation to preventative action, and some hotspots exist because people choose to ignore the rules. In these circumstances fines are necessary and welcomed.

ITEM 1 NOTICE OF MOTION - COUNCILLOR DEIDRE STUART - ENVIRONMENTAL PLANNING AND ASSESSMENT (PLANNING SYSTEM REFORMS) BILL 2025

Councillor Deidre Stuart has submitted the following Notice of Motion –

"I formally move that Council –

1 Note with concern the introduction of the Environmental Planning and Assessment Amendment (Planning System Reforms) Bill 2025 and its potential to reduce local planning control, transparency, and community confidence in planning decisions for all forms of development, not just housing.

2 Note with concern the fundamental changes to the Environmental Planning and Assessment Act 1979 arising from amendments to the objects of the Act and to Part 4.15, including significant weakening of requirements to consider cumulative impacts, environmental impacts, site suitability, and the public interest in decision-making.

3 Note that the Bill has been described as "the biggest planning reform in 50 years," yet has proceeded with minimal public consultation and limited engagement with local government.

4 Note with concern that the proposed Development Coordination Authority centralises powers within the Department of Planning and reduces the independent and specialist input previously provided by agencies such as the Environment Department and Rural Fire Service, with no clear mechanisms to ensure transparent or arms-length decision-making.

5 Acknowledge the critical role that councils play in managing housing density, infrastructure capacity, transport networks, and environmental sustainability through locally informed, place-based planning processes.

6 Write to the NSW Premier, Minister for Planning and Public Spaces and Member for Wollongong, and the Members for Heathcote and Keira:

   a Seeking retention of local Community Participation Plans, ensuring meaningful and inclusive community engagement in local planning processes.

   b Raising concern about the administrative burden and cost-shifting to councils that will result from the new time-frames and referral processes, leading to poorer planning outcomes and reduced.

   c Highlighting broad concerns about governance, environmental assessment, and the public interest arising from the Bill, while acknowledging that recent Legislative Assembly amendments—such as the introduction of a 28-day minimum consultation period for targeted assessments, the exclusion of designated development (e.g. coal mines, power stations, concrete works), and the retention of bush-fire-prone-land provisions—represent partial but insufficient improvements.

7 Advocate through Local Government NSW (LGNSW) for a coordinated local-government response to the reforms.

8 Request staff workshops outlining the likely implications of the Bill for Council, including potential impacts on housing density, infrastructure planning, environmental and social safeguards, and community consultation, as further information becomes available."

Background provided by Councillor Stuart:

The Environmental Planning and Assessment Amendment (Planning System Reforms) Bill 2025 [the Bill], while presented by the government as a housing supply measure, makes sweeping changes to the *Environmental Planning and Assessment Act 1979* [the Act] which would impact all types of development across NSW, including large-scale commercial, industrial and infrastructure projects.

This Bill will significantly alter how planning decisions are made. Of serious concern is that the Bill was introduced without any public consultation and without engagement with local government, the tier of government closest to the community and most affected by planning outcomes.

The Bill introduces two new centralised planning authorities:

- **The Development Coordination Authority**, headed by the Planning Secretary, which has the power to assess and determine major projects.
- **The Housing Delivery Authority**, comprising the Planning Secretary and two Minister-appointed members, with no requirement for professional qualifications or independence.

Key issues of concern include:

- **Centralisation of decision-making**: The Bill removes key roles from councils and planning panels, concentrating power in state-appointed bodies with limited oversight.
- **Conflicts of interest**: The Development Coordination Authority is empowered to review its own decisions, eroding transparency and accountability.
- **Removal of environmental and public interest considerations**: A new "targeted assessment development" pathway expressly prohibits consideration of environmental impacts, site suitability, or the public interest in decision-making.
- **Erosion of biodiversity and habitat protections**: The Bill removes the requirement to consult the Department of Environment when planning proposals affect critical habitat or threatened species — an alarming proposed change for Wollongong LGA that includes or borders many areas of high ecological value and significance, such as parts of the legislated Woronora and Metropolitan Special Areas of the Sydney Drinking Water Catchment; Lake Illawarra, Illawarra Escarpment State Conservation Area, and the sea off our coastline.
- **Undermining of ICAC recommendations**: The Bill weakens transparency, consultation, and accountability measures previously identified by the Independent Commission Against Corruption as necessary to reduce corruption risks in planning.
- **Compressed timeframes and deemed approvals**: Councils would be required to assess complex variations to complying developments in as little as 10 days, or 20 days if the council is also assessing the complying development certificate, after which time the variation will be deemed to be approved.
- **Reduced community participation**: Consultation requirements are slashed, and key objectives of the Act that affirm the importance of public involvement in planning have been removed.
- **Risks to climate resilience**: Wollongong City is vulnerable to the impacts of climate change, including urban heating, flooding and sea level. The removal of cumulative impact assessments and the weakening of environmental assessment frameworks could have serious, long-term consequences for local residents and the natural environment.
- **Bypassing of local government**: The statutory enshrinement of the Housing Delivery Authority would enable state-led development that circumvents councils entirely; ignoring local planning strategies, infrastructure constraints, and community expectations.

The Bill's reforms represent the most significant overhaul of the NSW planning system in decades. It overrides the principles of local democracy, environmental stewardship, and place-based planning and risks returning NSW to a planning regime that prioritises short-term development outcomes over public trust, long-term sustainability and the public interest.

Although several improvements were made in the Legislative Assembly to the original Bill, such as introducing a 28-day consultation period for "targeted assessment developments"; excluding designated developments like fossil-fuel or heavy-industrial projects from the "targeted assessment developments" pathway, and retaining bush-fire-prone-land provisions, the Bill continues to erode local decision-making, transparency, and environmental safeguards.

The Bill also still enables ministerial discretion to amend environmental planning instruments via the new Housing Delivery Authority, weakens consideration of cumulative impacts and site suitability, and diminishes opportunities for meaningful community participation.

Wollongong City Council strongly supports housing that is affordable, sustainable and community-oriented but we also recognise that meaningful reform requires genuine consultation, rigorous environmental assessment and respect for local knowledge and governance.

Council must take a strong, coordinated stand to defend the integrity of the planning system, protect the environment and biodiversity that define our region and uphold the democratic rights of our community to shape the future of their towns and landscapes.